



2008 Annual Report Summary Tax Increment Financing Projects in Missouri February 1, 2009

All information is obtained from reports submitted by the authorizing municipalities as of 2/1/2009. The Department of Economic Development does not endorse the accuracy of the information submitted.

1. Number of Projects Reporting: 321

(a) "Blight" designation:	221 projects
(b) "Conservation Area" designation:	64 projects
(c) "Blight and Economic Development" designation:	13 projects
(d) "Economic Development Area" designation:	12 projects
(e) "Blight, Conservation Area, Economic Development Area" designation:	2 projects
(f) "Blight and Conservation Area" designation:	2 projects
(g) "Conservation Area and Economic Development Area" designation:	1 project
(h) Status not designated in report:	6 projects

2. Number of different municipalities reporting: 54

(a) Cities:	50
(b) Counties:	4

3. Number of new jobs:

(a) 110,673 estimated
(b) 54,257 created to date

4. Number of retained jobs:

(a) 28,706 estimated
(b) 29,658 retained to date

5. Total PILOTS and EATs received since inception: \$ 788,597,745.23

6. Total anticipated TIF-reimbursable project costs: \$ 4,532,604,180.85

7. Total anticipated project costs: \$18,562,574,094.59

8. Total expenditures for TIF-eligible project costs by category:

(a) Public infrastructure:

Since Inception:	\$ 440,216,815.49
Report Period:	\$ 53,213,513.66

(b) Site development:

Since Inception:	\$ 271,487,990.48
Report Period:	\$ 32,849,423.22

(c) Rehabilitation of existing buildings:

Since Inception	\$ 74,317,648.83
Report Period:	\$ 3,180,547.00

(d) Acquisition of land or buildings:

Since Inception:	\$ 175,116,553.90
Report Period:	\$ 14,062,235.27

(e) Other (includes professional fees, financing costs, leasing fees, landscaping fees, planning and others not listed above):

Since Inception:	\$ 265,207,258.42
Report Period:	\$ 10,130,133.36

(f) P & I payments on outstanding bonded debt:

Since Inception:	\$ 494,293,655.58
Report Period:	\$ 118,857,192.38

(g) Reimbursement to developers for eligible costs:

Since Inception:	\$ 503,354,953.04
Report Period:	\$ 93,959,510.35

(h) Reimbursement to municipalities for eligible costs:

Since Inception:	\$ 67,654,575.96
Report Period:	\$ 11,747,375.43

8. Original assessed real property value of project:	\$ 457,370,159.00
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9. Assessed real property value at end of reporting period:	\$ 865,386,867.00
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10. Assessed real property value at district termination:	\$ 3,866,821,726.48
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Arnold

Arnold Crossroads Redevelopment Plan

Contact Agency: Arnold

Contact Phone: 636-282-2383

Developer(s): Arnold Crossroads, LLC

Senate District: 22

House District: 101

Original Date Plan/Project Approved: 6/2/2004

Plan Description:

Redevelopment of an existing commercial area into the Crossroads Shopping Center.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	100	Actual to Date:	20
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Number of Retained Jobs:

Projected:	50	Actual to Date:	5
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Arnold

Arnold Crossroads Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$19,719.90 As of: 8/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$19,719.90 Amount on Hand: \$19,719.90

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,600,000.00

Property Acquisition and Relocation Costs: \$8,200,000.00

Project Implementation Costs: \$700,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$18,500,000.00

Anticipated TOTAL Project Costs: \$51,000,000.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Arnold

Arnold Triangle Redevelopment Area

Contact Agency: Arnold

Contact Phone: 636-282-2383

Developer(s): THF Arnold Triangle Development, LLC

Senate District: 22

House District: 101

Original Date Plan/Project Approved: 9/15/2005

Plan Description:

Redevelopment of fifty acres of existing commercial and residential development. Included realignment and improvement of roadways, site grading, etc.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	300	Actual to Date:	150
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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Arnold

Arnold Triangle Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$59,007.09 As of: 8/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$72,591.98 Amount on Hand: \$7,370.77

Economic Activity Taxes:

Total received since inception: \$61,627.51 Amount on Hand: \$51,636.32

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$10,000,000.00

Project Implementation Costs: \$11,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$21,000,000.00

Anticipated TOTAL Project Costs: \$90,000,000.00

Financing Method: TIF bond; TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Atchison County

Exit 110 TIF Plan

Contact Agency: Atchison County

Contact Phone: 660-744-6214

Developer(s): Graybill Tire & Repair, Inc.

Senate District: 12

House District: 4

Original Date Plan/Project Approved: 5/24/2005

Plan Description:

Construction of a full service truck repair facility and the public infrastructure necessary to support the development.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	3	Actual to Date:	7
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Number of Retained Jobs:

Projected:	25	Actual to Date:	25
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Atchison County

Exit 110 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$27,922.38 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,798.03 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$114,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$36,000.00

Other: \$5,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$155,000.00

Anticipated TOTAL Project Costs: \$645,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Atchison County

I-29/Hwy 136 TIF Plan

Contact Agency: Atchison County
Contact Phone: 660-744-6214
Developer(s): Rick & Kim DeBuhr
Senate District: 12
House District: 4

Original Date Plan/Project Approved: 10/10/2006

Plan Description:

Construction of an 8,000sf restaurant facility, the Black Iron Grill Steakhouse, and the public infrastructure necessary to support the development.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	15	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Atchison County

I-29/Hwy 136 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$4,551.40 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$70,690.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$104,310.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$175,000.00

Anticipated TOTAL Project Costs: \$877,950.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Ballwin

Ballwin Town Center TIF Redevelopment Plan

Contact Agency: Ballwin

Contact Phone: 636-227-8580

Developer(s): The Bedrin Organization

Senate District: 2

House District: 88

Original Date Plan/Project Approved: 10/11/1999

Plan Description:

TIF is authorized for specified Project Areas within the larger Redevelopment Area for the purpose of providing certain financial incentives to encourage development and redevelopment activities in the Area.

Plan/Project Status: Fully operational

Area Type: Conservation & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	455
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Ballwin Town Center TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$3,756,956.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,556,991.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$13,665,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Bethany

Northwest Interstate TIF Plan

Contact Agency: Bethany

Contact Phone: 660-425-8673

Developer(s): No private sector developer

Senate District: 12

House District: 3

Original Date Plan/Project Approved: 12/19/2001

Plan Description:

Construction of public improvements in two phases: street, water, sewer, electric and gas services.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bethany

Northwest Interstate TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$48,480.86 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$118,869.89 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$27,582.60 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$614,465.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$136,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$750,465.00

Anticipated TOTAL Project Costs: \$750,465.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bethany

West Interstate Area Addition-South District

Contact Agency: Bethany

Contact Phone: 660-425-8673

Developer(s): No private sector developer

Senate District: 12

House District: 3

Original Date Plan/Project Approved: 11/21/1994

Plan Description:

Construction of public infrastructure on the south side of US Hwy 136 west of I-35 including streets, gas, water, sewer and electrical systems.

Plan/Project Status: Under construction

Area Type: Blight & Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	
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Bethany

West Interstate Area Addition-South District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$311,516.56 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$390,987.92 Amount on Hand: \$311,516.56

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$670,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$136,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$670,000.00

Anticipated TOTAL Project Costs: \$670,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bonne Terre

Highway 47/67 TIF District Development

Contact Agency: Bonne Terre

Contact Phone: 573-358-2254

Developer(s): The Orchard, LC; James & Jayne Bess

Senate District: 20

House District: 107

Original Date Plan/Project Approved: 7/14/1998

Plan Description:

Construction of water, sanitary and storm sewer extensions, streets, curbs, gutters and environmental cleanup. Includes some property acquisition for development of a small business incubator site.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	500	Actual to Date:	95
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Number of Retained Jobs:

Projected:	0	Actual to Date:	95
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Bonne Terre

Highway 47/67 TIF District Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$41,779.18 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$167,066.16 Amount on Hand: \$32,992.12

Economic Activity Taxes:

Total received since inception: \$97,430.25 Amount on Hand: \$8,787.06

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,122,246.00

Property Acquisition and Relocation Costs: \$240,000.00

Project Implementation Costs: \$1,425,000.00

Other: \$522,754.00

Other: \$400,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,710,000.00

Anticipated TOTAL Project Costs: \$41,893,792.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Boonville

Mid America Industrial Park Development

Contact Agency: Boonville

Contact Phone: 660-882-2332

Developer(s): LeMone-Smith, Inc.

Senate District: 21

House District: 117

Original Date Plan/Project Approved: 7/1/1991

Plan Description:

Facilitate development of an industrial park which project is largely completed as of the date of this report.

Plan/Project Status: Fully operational

Area Type: Not specified

But for Determination:

Not declared in report.

Number of New Jobs:

Projected:	0	Actual to Date:	440
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Boonville

Mid America Industrial Park Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$74,300.00 As of: 3/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,300,000.00 Amount on Hand: \$74,300.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$54,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$54,000.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Cabool

Cabool TIF Redevelopment Proposal

Contact Agency: Cabool

Contact Phone: 417-962-3136

Developer(s): No private sector developer

Senate District: 33

House District: 147

Original Date Plan/Project Approved:

6/21/1993

Plan Description:

Designation of multiple sites in the city of Cabool as TIF areas for private redevelopment. TIF would be available to developers as an incentive subsidy, but developers would up-front their resources to fully build out their projects.

Plan/Project Status: Fully operational

Area Type: Blight, Conservation & Economic Development

But for Determination:

Unusual/extraordinary costs in the form of competition of large retail facilities in neighboring communities make the projects unfeasible in the market without incentive assistance.

Number of New Jobs:

Projected: 111

Actual to Date: 71

Number of Retained Jobs:

Projected: 25

Actual to Date: 31

Cabool

Cabool TIF Redevelopment Proposal

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$101,738.79 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Camdenton

Oak Ridge Redevelopment Area

Contact Agency: Camdenton

Contact Phone: 573-346-3600

Developer(s): Oak Ridge Landing Development Company

Senate District: 33

House District: 155

Original Date Plan/Project Approved: 3/6/2007

Plan Description:

Construction of approximately 764,200sf retail space with tenants yet to be determined.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	800	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Camdenton

Oak Ridge Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,577,725.00

Property Acquisition and Relocation Costs: \$5,528,181.00

Project Implementation Costs: \$2,741,774.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,847,678.00

Anticipated TOTAL Project Costs: \$119,692,880.00

Financing Method: TIF bond, TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Cameron

Crossroads TIF District

Contact Agency: Cameron

Contact Phone: 816-632-2177

Developer(s): City of Cameron

Senate District: Not provided

House District: Not provided

Original Date Plan/Project Approved: 1/2/1994

Plan Description:

Provide funding for public and private improvements, creating commercial space for 12 businesses.

Plan/Project Status: Fully operational

Area Type: Not specified

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	540
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Cameron

Crossroads TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Cape Girardeau County

Highway 177 TIF District

Contact Agency: Cape Girardeau County

Contact Phone:

Developer(s): Nordenia USA, Inc.

Senate District: 27

House District: 157, 158, 160

Original Date Plan/Project Approved: 6/14/1990

Plan Description:

Construction of basic infrastructure to support 120,000sf industrial plant and supply potable water

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and adequate capacity to support development

Number of New Jobs:

Projected: 200

Actual to Date: 398

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Cape Girardeau County
Highway 177 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/1/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,300,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$16,700,000.00

Financing Method: TIF notes; Loan

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 18

Carrollton

NE Hwy 65 & Municipal Drive Phase 1 & 2

Contact Agency: Carrollton

Contact Phone: 660-542-1414

Developer(s): TNT Investments & Agro International

Senate District: 12

House District: 7

Original Date Plan/Project Approved: 11/6/1997

Plan Description:

Site prep and infrastructure improvements pursuant to the construction of a service station complex, motel and restaurant so far completed in Phases 1 & 2

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Carrollton

NE Hwy 65 & Municipal Drive Phase 1 & 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,084.81 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$5,084.81

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement:

Charleston

I-57 Redevelopment Area

Contact Agency: Charleston

Contact Phone: 573-683-3325

Developer(s): No private sector developer

Senate District: 27

House District: 161

Original Date Plan/Project Approved:

4/13/2004

Plan Description:

Construction of necessary public and private improvements within the area to facilitate new development. Funds will be also used to assist in relocation of certain businesses and residents preexisting in the Project Area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected: 95

Actual to Date: 61

Number of Retained Jobs:

Projected: 50

Actual to Date: 50

Charleston

I-57 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,566.27 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$235,417.45 Amount on Hand: \$6,566.27

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Chillicothe

Fast Lanes Recreational Center TIF

Contact Agency: Chillicothe

Contact Phone: 660-646-1877

Developer(s): Grand River Entertainment

Senate District: 12

House District: 7

Original Date Plan/Project Approved: 11/8/2004

Plan Description:

Site development and appurtenant infrastructure improvements for construction of a recreational facility.

Plan/Project Status: Fully operational

Area Type: Not specified

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	28	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Chillicothe

Fast Lanes Recreational Center TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$59,685.47 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$35,094.06 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Not specified

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Chillicothe

South US 65 TIF Plan

Contact Agency: Chillicothe

Contact Phone: 660-646-1877

Developer(s): Chilli 65 Investors, LLC

Senate District: 12

House District: 7

Original Date Plan/Project Approved: 12/6/2004

Plan Description:

Development of a 230,000sf retail shopping center covering approximately 26 acres.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	225	Actual to Date:	155
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Chillicothe

South US 65 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$158,417.13 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$112,675.06 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$824,928.21 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$30,678,110.00

Property Acquisition and Relocation Costs: \$1,114,000.00

Project Implementation Costs: \$1,007,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,500,000.00

Anticipated TOTAL Project Costs: \$32,799,610.00

Financing Method: Not specified

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 19

Crestwood

Crestwood Point TIF Plan

Contact Agency: Crestwood

Contact Phone: 314-729-4722

Developer(s): THF Crestwood Point Development, LLC

Senate District: 1

House District: 94 & 95

Original Date Plan/Project Approved: 12/28/1998

Plan Description:

Redevelopment of a deteriorated commercial strip center to support construction of a new Kohl's Department Store at the site.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs.

Number of New Jobs:

Projected:	145	Actual to Date:	122
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Crestwood

Crestwood Point TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$126,702.01 As of: 12/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$840,511.83 Amount on Hand: \$4.84

Economic Activity Taxes:

Total received since inception: \$615,055.31 Amount on Hand: \$126,697.17

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$325,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$260,000.00

Other: \$600,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,285,000.00

Anticipated TOTAL Project Costs: \$14,529,268.00

Financing Method: TIF notes

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8

Crestwood

Watson Plaza TIF Plan

Contact Agency: Crestwood

Contact Phone: 314-729-4722

Developer(s): G.J. Grewe, Inc.

Senate District: 1

House District: 94 & 95

Original Date Plan/Project Approved:

8/24/2004

Plan Description:

Renovation of existing retail center including parking lot, landscaping and building façade. Buyout of the former Service Merchandise building, demolition of the former Tippins Restaurant and construction of a new, freestanding Walgreen Drug Store.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0

Actual to Date: 112

Number of Retained Jobs:

Projected: 0

Actual to Date: 117

Crestwood

Watson Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$119,741.61 As of: 12/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$60,266.33 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$274,308.93 Amount on Hand: \$119,741.61

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$300,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$250,000.00

Other: \$450,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

Anticipated TOTAL Project Costs: \$2,350,000.00

Financing Method: TIF bond; TIF notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Des Peres

Manchester/Ballas Redevelopment Project

Contact Agency: Des Peres

Contact Phone: 314-835-6113

Developer(s): Westfield of America, LLC (currently owned by CBL)

Senate District: 24

House District: 94

Original Date Plan/Project Approved: 12/18/1997

Plan Description:

Demolition of obsolete 500,000sf 2-anchor regional shopping mall and replace with a 1.2 million sf 4-anchor regional mall (West County Mall), with necessary public roadway improvements and realignments and related infrastructure improvements.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Des Peres
Manchester/Ballas Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$14,515,750.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$13,754,722.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$300,000,000.00

Financing Method: Not specified

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

Desloge

Highway 67 TIF District

Contact Agency: Desloge

Contact Phone: 573-431-3700

Developer(s): No private sector developer

Senate District: 20

House District: 107

Original Date Plan/Project Approved: 4/28/1997

Plan Description:

Construction of improvements between Highley Lane and MO-8, development of water wells and a 650,000 gallon water standpipe and construction of an outer road on the east side of US 67 Hwy.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support development and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	10	Actual to Date:	335
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Number of Retained Jobs:

Projected:	225	Actual to Date:	225
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Desloge

Highway 67 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12.02 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,153,281.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,774,672.00 Amount on Hand: \$12.02

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,900,000.00

Property Acquisition and Relocation Costs: \$692,640.00

Project Implementation Costs: \$382,000.00

Other: \$700,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$10,846,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Eureka

Eureka-South I-44 Redevelopment Area 2005 TIF Plan

Contact Agency: Eureka

Contact Phone: 636-938-5233

Developer(s): JBA Eureka, LLC

Senate District: 26

House District: 89

Original Date Plan/Project Approved: 8/16/2005

Plan Description:

Development of single family residential tracts ranging in price from \$200,000-\$500,000; big box and smaller retail shops; water tower, interchange on I-44 linking 6-Flags with the development and all necessary support infrastructure.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y & relo costs.

Number of New Jobs:

Projected:	300	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Eureka

Eureka-South I-44 Redevelopment Area 2005 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$160,739.72 As of: 8/15/2008

Payments in Lieu of Taxes:

Total received since inception: \$197,647.72 Amount on Hand: \$159,647.72

Economic Activity Taxes:

Total received since inception: \$1,092.00 Amount on Hand: \$1,092.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,500,000.00

Property Acquisition and Relocation Costs: \$9,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,000,000.00

Anticipated TOTAL Project Costs: \$534,230,000.00

Financing Method: TIF bond & TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Excelsior Springs

Paradise Playhouse TIF

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s):

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 1/25/1999

Plan Description:

Construction of a dinner theater on vacant property.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Excelsior Springs

Paradise Playhouse TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$788.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$195,787.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$22,486.00 Amount on Hand: \$788.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Price Chopper TIF

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s): Associated Wholesale Grocers

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 6/20/1994

Plan Description:

Construction of a new 60,000sf grocery store and parking lot with public improvements to MO-10 to improve traffic flow and safety.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	25	Actual to Date:	103
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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Excelsior Springs

Price Chopper TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$1,070,029.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,233,366.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF bond

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 6

Excelsior Springs

Vintage Plaza TIF

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s): CHAP Land Company, LLC

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 5/6/2002

Plan Description:

Installation of a traffic signal at US 69 and Vintage Drive and construction of acceleration/deceleration lanes. Construction of Vintage Court and related storm sewers and extension of Vintage Drive with related storm sewers. Realignment of McCleary Road

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	59
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Number of Retained Jobs:

Projected:	0	Actual to Date:	25
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Excelsior Springs
Vintage Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,964.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$34,993.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$102,450.00 Amount on Hand: \$2,964.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$741,226.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$85,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$866,226.00

Anticipated TOTAL Project Costs: \$26,860,080.00

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Wal-Mart/Elms TIF

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
Developer(s): Multiple developers
Senate District: 17
House District: 36

Original Date Plan/Project Approved: 11/28/1994

Plan Description:

Extension of a sewer line to the Wal-Mart site and highway intersection improvements, property acquisition and disposition of property pursuant to private redevelopment of the Elms Hotel, public parking and storm and sanitary sewer improvements.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and parcel ass'y/relo costs.

Number of New Jobs:

Projected:	150	Actual to Date:	20
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Excelsior Springs

Wal-Mart/Elms TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$751,083.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$2,127,844.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,022,974.00 Amount on Hand: \$751,083.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Fenton

Dierberg's Fenton Crossing Project

Contact Agency: Fenton

Contact Phone: 636-343-2080

Developer(s): Sansone Group

Senate District: 15

House District: 95

Original Date Plan/Project Approved: 10/19/1998

Plan Description:

Redevelopment of the area to construct a retail shopping center.

Plan/Project Status: Fully operational

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	100	Actual to Date:	100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Fenton

Dierberg's Fenton Crossing Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$2,084,415.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,415,254.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,310,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,460,000.00

Anticipated TOTAL Project Costs: \$25,450,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Fenton

Gravois Bluffs Redevelopment Project

Contact Agency: Fenton

Contact Phone: 636-343-2080

Developer(s): G.J. Grewe, Inc.

Senate District: 15

House District: 95

Original Date Plan/Project Approved: 10/19/1998

Plan Description:

Redevelopment of the area to construct a retail shopping center, entertainment facilities and office space.

Plan/Project Status: Fully operational

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs

Number of New Jobs:

Projected:	2050	Actual to Date:	2500
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Number of Retained Jobs:

Projected:	300	Actual to Date:	300
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Gravois Bluffs Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$12,962,187.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$30,065,856.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,900,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$275,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$40,275,000.00

Anticipated TOTAL Project Costs: \$164,700,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Gladstone

Gladstone Plaza TIF Plan

Contact Agency: Gladstone

Contact Phone: 816-423-4108

Developer(s): No private sector developer noted

Senate District: 17

House District: 33 & 38

Original Date Plan/Project Approved: 10/24/2005

Plan Description:

Demolition of existing structures and construction of approximately 216,000sf retail development, including all necessary storm water, sanitary sewer, street and parking improvements

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	200	Actual to Date:	0
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Number of Retained Jobs:

Projected:	40	Actual to Date:	0
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Gladstone

Gladstone Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,977,275.00

Property Acquisition and Relocation Costs: \$2,158,000.00

Project Implementation Costs: \$1,043,691.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,182,966.00

Anticipated TOTAL Project Costs: \$34,352,003.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Hermann

Frene Creek TIF District

Contact Agency: Hermann

Contact Phone: 573-486-5400

Developer(s): No private sector developer

Senate District: 16

House District: 112

Original Date Plan/Project Approved: 6/24/1996

Plan Description:

Redevelopment of the area through construction of improvements to infrastructure, streets, highway entrances, storm drainage and retention systems, site grading, retention walls, public parking lots, etc.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	25	Actual to Date:	40
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Number of Retained Jobs:

Projected:	20	Actual to Date:	20
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Hermann

Frene Creek TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$189,605.78 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$475,825.13 Amount on Hand: \$75,842.31

Economic Activity Taxes:

Total received since inception: \$715,871.63 Amount on Hand: \$113,763.47

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,304,227.34

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$86,973.88

Other: \$50,306.48

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,441,507.70

Anticipated TOTAL Project Costs: \$1,489,620.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 5

Higginsville

First Amended I-70 Interchange Plan Project 1

Contact Agency: Higginsville
Contact Phone: 660-584-2106
Developer(s): Pilot Travel Centers, LLC
Senate District: 21
House District: 122

Original Date Plan/Project Approved: 6/7/1999

Plan Description:

Construction of a travel center with gasoline and diesel pumps, commercial space and approximately 180 parking spaces, demolition of an old service station, extensions of necessary infrastructure and construction of a water tank.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	100	Actual to Date:	78
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Higginsville

First Amended I-70 Interchange Plan Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$465,888.54 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$371,033.63 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$707,100.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$116,500.00

Other: \$803,280.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,626,880.00

Anticipated TOTAL Project Costs: \$8,100,000.00

Financing Method: Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Higginsville

First Amended I-70 Interchange Plan Project 2

Contact Agency: Higginsville

Contact Phone: 660-584-2106

Developer(s): Branson & Sons, Inc.

Senate District: 21

House District: 122

Original Date Plan/Project Approved: 6/7/1999

Plan Description:

Construction of a convenience store with gasoline pumps and extensions of necessary infrastructure to support the project.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	4	Actual to Date:	6
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Number of Retained Jobs:

Projected:	4	Actual to Date:	4
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Higginsville

First Amended I-70 Interchange Plan Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$40,666.45 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$64,845.94 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$195,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$69,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$264,000.00

Anticipated TOTAL Project Costs: \$1,226,000.00

Financing Method: Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Hollister

US 65 and Birch TIF Plan

Contact Agency: Hollister

Contact Phone: 417-335-5327

Developer(s): Hollister Interchange Development, Inc.

Senate District: 29

House District: 62 & 143

Original Date Plan/Project Approved: 12/5/2005

Plan Description:

Extension of public infrastructure to provide capacity for future development

Plan/Project Status: Starting up

Area Type: Not specified

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, requires significant public infrastructure investment to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hollister

US 65 and Birch TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Bolger Square TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Ehrhart Development Company

Senate District: 11

House District: 52

Original Date Plan/Project Approved: 5/19/1997

Plan Description:

Development of 180,000sf commercial retail center of two anchor tenants (one such anchor tenant being located outside of the TIF district), other junior anchor businesses and five out-parcels. Also includes improvements to Crackerneck & Bolger roads.

Plan/Project Status: Fully operational & dissolved

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	600	Actual to Date:	600
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Number of Retained Jobs:

Projected:	250	Actual to Date:	250
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Independence

Bolger Square TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$3,803,515.30 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,873,469.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,400,401.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$641,364.00

Other: \$161,000.00

Other: \$510,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,712,765.00

Anticipated TOTAL Project Costs: \$31,053,269.00

Financing Method: Pay-as-you-go; TIF bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 0

Independence

Cornerstone TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): CSI, LLC & Simon Property Group

Senate District: 11

House District: 54

Original Date Plan/Project Approved: 3/3/2003

Plan Description:

Construction of 420 apartments in 13 buildings. Community includes clubhouse, pool, fitness center & covered parking. Also includes 7000sf restaurant facility, storm drainage, wetland preservation and other infrastructure improvements.

Plan/Project Status: Fully operational

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development

Number of New Jobs:

Projected:	26	Actual to Date:	26
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Cornerstone TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$31,919.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$822,622.00 Amount on Hand: \$31,919.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,540,347.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,540,347.00

Anticipated TOTAL Project Costs: \$35,989,719.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Crackerneck Creek TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Crackerneck Creek, LLC

Senate District: 11

House District: 56

Original Date Plan/Project Approved: 10/14/2004

Plan Description:

Development project including a 160,000sf Bass Pro Outdoor World retail store, restaurant, hotel and three adjoining complimentary commercial areas, 80-acre city park, walking trails, parking, roads, entrances and related infrastructure improvements.

Plan/Project Status: Under construction

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	1092	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Crackerneck Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: 21,103,601.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$162,183.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$135,756.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$64,042,964.00

Property Acquisition and Relocation Costs: \$7,282,000.00

Project Implementation Costs: \$2,233,434.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$73,558,398.00

Anticipated TOTAL Project Costs: \$171,308,865.00

Financing Method: Pay-as-you-go; TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Independence

Eastland Center TIF Redevelopment Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Eastland Center Associates, LLC

Senate District: 11

House District: 56

Original Date Plan/Project Approved: 1/3/2000

Plan Description:

Mixed-use development consisting of big-box retail, specialty shopping, restaurants, hotel and office spaces.

Plan/Project Status: Under construction

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	500	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Eastland Center TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,083,034.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$6,589,971.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,299,436.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$40,348,000.00

Anticipated TOTAL Project Costs: \$254,002,000.00

Financing Method: Pay-as-you-go; TIF bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Independence

Golf Strategies (Drumm Farm) TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Golf Strategies, Inc.

Senate District: 11

House District: 52

Original Date Plan/Project Approved: 12/6/1999

Plan Description:

320 acre development including an 18-hole golf course, 145 single family villas, clubhouse, maintenance buildings, etc. Project also provides storm water control improvements and construction of all necessary public infrastructure to support the area.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	30	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Golf Strategies (Drumm Farm) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,169,419.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,378,049.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$106,803.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,832,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,982,000.00

Anticipated TOTAL Project Costs: \$39,218,000.00

Financing Method: Pay-as-you-go; TIF bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Independence

Hartman Heritage Center TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Dial Realty Development Corp.

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 5/18/1998

Plan Description:

Support construction of a hotel and convention center with 200 guest rooms and 15,000sf meeting space; a 270,000sf retail center and out parcel development for restaurants and office space.

Plan/Project Status: Fully operational

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	378	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Hartman Heritage Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,512,007.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$5,785,147.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,539,504.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,896,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$35,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$22,181,000.00

Anticipated TOTAL Project Costs: \$113,026,000.00

Financing Method: Pay-as-you-go; TIF bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

Independence

Hy-Vee Center TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Hy-Vee Corporation
Senate District: 11
House District: 52

Original Date Plan/Project Approved: 7/15/2002

Plan Description:

Support construction of an 80,260sf Hy-Vee grocery store and 29,665sf ancillary retail space by providing public infrastructure improvements including traffic control signals, road widening, new sanitary and storm sewers, water mains, etc.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Hy-Vee Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$220,979.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$441,507.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,862,914.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,372,751.00

Anticipated TOTAL Project Costs: \$7,716,273.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Independence Regional Medical Center TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Midwest Division IRHC, LLC

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 12/6/2004

Plan Description:

Support construction of a 257-bed hospital facility, ambulatory surgery center and medical office building.

Plan/Project Status: Fully operational

Area Type: Blight & Economic Development

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	166	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Independence Regional Medical Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,884,086.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,920,549.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,135,000.00

Anticipated TOTAL Project Costs: \$263,829,059.00

Financing Method: Pay-as-you-go; TIF bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Independence

Mid-Town Truman Road Corridor Plan & Redevelopment

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Mid-Town Truman Rd. Corridor Redev. Corp.

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 11/21/1994

Plan Description:

Preservation and enhancement of existing housing to encourage private reinvestment in the neighborhood. TIF provides funding for a 353 Redevelopment Corporation with tax abatement program.

Plan/Project Status: Fully operational

Area Type: Blight, Conservation & Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Mid-Town Truman Road Corridor Plan & Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$421,869.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$3,986,601.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$92,901.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,380,910.00

Anticipated TOTAL Project Costs: \$80,810,850.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Mount Washington TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Forever Enterprises, Inc.

Senate District: 11

House District: 51

Original Date Plan/Project Approved: 9/18/2000

Plan Description:

Renovation of the 229-acre Mount Washington Cemetery, improvements to adjacent public right of way, construction of a mausoleum and chapel and funding for planning and implementing renovation of the nearby Fairmount Business District.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	31	Actual to Date:	0
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Number of Retained Jobs:

Projected:	13	Actual to Date:	0
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Independence

Mount Washington TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$95,547.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$196,582.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$115,074.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,481,856.00

Anticipated TOTAL Project Costs: \$8,722,700.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

Independence

Noland Road Auto Plaza TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): T.E.N. Investments, Inc.

Senate District: 11

House District: 52

Original Date Plan/Project Approved: 12/16/2002

Plan Description:

Redevelopment of 14 acres into three automobile dealerships, an auto service center and an auto repair facility to avoid relocation of dealerships to other area municipalities.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Noland Road Auto Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$37,874.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$65,643.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,763.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,865,000.00

Anticipated TOTAL Project Costs: \$13,281,380.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

North Independence Redevelopment TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Limpus Properties, LLC

Senate District: 11

House District: 51

Original Date Plan/Project Approved: 5/15/2000

Plan Description:

Support construction of a golf course, club house, maintenance buildings located on the above-ground surface and construction of an underground industrial park.

Plan/Project Status: Fully operational

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	530	Actual to Date:	0
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Number of Retained Jobs:

Projected:	530	Actual to Date:	0
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Independence

North Independence Redevelopment TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,728.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$131,196.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$207,205.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,583,410.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$376,500.00

Other: \$125,000.00

Other: \$75,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,159,910.00

Anticipated TOTAL Project Costs: \$40,592,210.00

Financing Method: pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Old Landfill TIF Plan & Redevelopment Project

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Sailors-Woods Development, LLC
Senate District: 11
House District: 49

Original Date Plan/Project Approved: 9/6/2005

Plan Description:

Development will consist of reclaiming the closed and capped landfills and preparation of the area for a mixed-use project consisting of an 18-hole golf course, surrounded by about 225 single-family residences & supporting infrastructure.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	30	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Old Landfill TIF Plan & Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$243.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$224.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,175,000.00

Anticipated TOTAL Project Costs: \$117,300,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Recovery Sales Outlet TIF Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Recovery Management Corporation
Senate District: 11
House District: 49

Original Date Plan/Project Approved: 12/2/1996

Plan Description:

Approximately 670,000sf retail, office & warehouse/industrial spaces on 47 acres. Project includes public infrastructure improvements to Noland Road, extension of Lynn Ct to Weatherford, rail crossing at 33rd St and other street improvements.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Recovery Sales Outlet TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$421,869.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$95,947.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,171,400.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,315,450.00

Anticipated TOTAL Project Costs: \$41,350,578.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Santa Fe Trail Neighborhood TIF Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): McProperties, Inc.

Senate District: 11

House District: 52

Original Date Plan/Project Approved: 12/22/1997

Plan Description:

150,000sf retail development, with a limited number of high-density residential units and associated public improvements to local streets and a state highway interchange to foster economic renewal of the neighborhood.

Plan/Project Status: Starting up

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	250	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Santa Fe Trail Neighborhood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$988,154.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$86,391.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$25,567,017.00

Financing Method: Pay-as-you-go & TIF bond

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 17

Independence

Sterling Village TIF Plan & Redevelopment District

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Sterling Village Redevelopment Co. LLC

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 7/6/1998

Plan Description:

Clearance of seven substandard residential structures and construction of 72 new attached residential units in two, three and four-unit buildings. Includes a clubhouse, enhancements to the Rock Creek tributary, walking trails and open space.

Plan/Project Status: Under construction

Area Type: Blight & Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Sterling Village TIF Plan & Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,408.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$31,753.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$424,374.00

Anticipated TOTAL Project Costs: \$4,408,323.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Trinity TIF Plan and Redevelopment Project

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Trinity Real Estate Development, Inc.

Senate District: 11

House District: 49

Original Date Plan/Project Approved: 11/7/2005

Plan Description:

Supports construction of approximately 33,200sf retail/dining; 98,250sf general commercial space and a five-story Class A office building of about 50,000sf.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	172	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Trinity TIF Plan and Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$73,631.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$68,634.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,765,000.00

Anticipated TOTAL Project Costs: \$41,115,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Jackson (city)

I-55 Corridor Redevelopment Project

Contact Agency: Jackson (city)

Contact Phone: 573-243-3568

Developer(s): Buchheit, Inc.

Senate District: 27

House District: 157

Original Date Plan/Project Approved: 12/28/1998

Plan Description:

Improvements to Old Orchard Road, traffic signals at Old Orchard and East Jackson Blvd, new street construction to serve commercial development at the Old Orchard & E. Jackson intersection. An interchange at Main and I-55, water & sewer extensions.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	875	Actual to Date:	420
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jackson (city)

I-55 Corridor Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$638,580.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$582,269.00 Amount on Hand: \$140,580.00

Economic Activity Taxes:

Total received since inception: \$1,989,516.00 Amount on Hand: \$498,000.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$27,800,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$900,000.00

Other: \$2,800,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,000,000.00

Anticipated TOTAL Project Costs: \$86,411,523.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

11th Street TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 11th Street Corridor Redevelopment Corporation

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

Rehabilitation of the Centennial Building and attached parking garage, development of the Cathedral Square office project including underground and surface parking, utility and streetscape upgrades and rehab of multiple other buildings in the area.

Plan/Project Status: Fully operational

Area Type: Conserevation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investement to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	895	Actual to Date:	6265
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Number of Retained Jobs:

Projected:	0	Actual to Date:	1143
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Kansas City

11th Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,916,313.79 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$9,882,005.39 Amount on Hand: \$1,911,751.16

Economic Activity Taxes:

Total received since inception: \$23,917,434.00 Amount on Hand: \$1,004,562.43

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$37,603,516.00

Property Acquisition and Relocation Costs: \$3,325,571.00

Project Implementation Costs: \$2,544,336.00

Other: \$27,981,475.00

Other: \$2,831,400.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$74,286,300.00

Anticipated TOTAL Project Costs: \$211,227,003.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

11th Street, Project B (Blossom House) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Walnut Creek Ranch, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

Rehabilitation of the Centennial Building and attached parking garage, development of the Cathedral Square office project including underground and surface parking, utility and streetscape upgrades and historic preservation of multiple area buildings.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	12
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

11th Street, Project B (Blossom House) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$755.07 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,482.14 Amount on Hand: \$755.07

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$284,890.00

Property Acquisition and Relocation Costs: \$750,000.00

Project Implementation Costs: \$8,415,110.00

Other: \$150,000.00

Other: \$945,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,545,000.00

Anticipated TOTAL Project Costs: \$12,014,250.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

1200 Main/South Loop Project 03a (President Hotel)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): President Hotel, L.C.
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Supports rehabilitation and renewal construction of the historic President Hotel in downtown Kansas City with streetscapes, all necessary and pertinent utility and other infrastructure upgrades and installations.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	75
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Kansas City

1200 Main/South Loop Project 03a (President Hotel)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,299,793.00

Property Acquisition and Relocation Costs: \$1,213,607.00

Project Implementation Costs: \$105,000.00

Other: \$615,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,233,400.00

Anticipated TOTAL Project Costs: \$45,577,200.00

Financing Method: TIF bond; Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

1200 Main/South Loop Project 04 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Copaken White & Blitt
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Supports acquisition, development, construction, rehabilitation and improvements including office spaces, parking garages, other public improvements, streetscapes, park development, residential and retail developments with all necessary infrastructure,

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop Project 04 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not provided

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 29

Kansas City

1200 Main/South Loop Project 05 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Copaken White & Blitt
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Supports acquisition, development, construction, rehabilitation and improvements including office spaces, parking garages, other public improvements, streetscapes, park development, residential and retail developments and necessary infrastructure.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop Project 05 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not provided

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 29

Kansas City

1200 Main/South Loop Project 06 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): 12th & Main Development Co. L.C.
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Supports acquisition, development, construction, rehabilitation and improvements including office spaces, parking garages, other public improvements, streetscapes, park development, residential and retail developments and necessary infrastructure.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop Project 06 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not provided

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 29

Kansas City

1200 Main/South Loop Project 07 (HRB Expansion)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Blackwell Sanders Peper Martin
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Supports acquisition, development, construction, rehabilitation and improvements including office spaces, parking garages, other public improvements, streetscapes, park development, residential and retail developments and necessary infrastructure.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop Project 07 (HRB Expansion)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not provided

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 29

Kansas City

1200 Main/South Loop Project 08 (Sprint Arena)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, Missouri
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Supports acquisition, development, construction, rehabilitation and improvements including office spaces, parking garages, other public improvements, streetscapes, park development, residential and retail developments and necessary infrastructure.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop Project 08 (Sprint Arena)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,085,574.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,085,574.00

Anticipated TOTAL Project Costs: \$255,085,574.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

1200 Main/South Loop Project 09 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, Missouri
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Supports acquisition, development, construction, rehabilitation and improvements including office spaces, parking garages, other public improvements, streetscapes, park development, residential and retail developments.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop Project 09 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Other bonding

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 27

Kansas City

1200 Main/South Loop Project 10 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): DST Realty/Great Plains Energy
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Supports acquisition, development, construction, rehabilitation and improvement of office spaces, parking garages, public improvements, streetscapes, park development, residential and retail development and all necessary public infrastructure.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop Project 10 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 29

Kansas City

1200 Main/South Loop Project 11 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): City of Kansas City, Missouri
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Supports acquisition, development, construction, rehabilitation and improvement of office spaces, parking garages, public improvements, streetscapes, park development, residential and retail development and all necessary infrastructure

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop Project 11 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Not specified

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 27

Kansas City

1200 Main/South Loop Project 12 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Block 112, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Supports acquisition, development, construction, rehabilitation and improvement of office spaces, parking garages, public improvements, streetscapes, park development, residential and retail development and necessary infrastructure.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop Project 12 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Other bonding

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 27

Kansas City

1200 Main/South Loop Projects 13 & 14 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): AMU c/o Lathrop & Gage

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Renovation of the historic Boley Building at the corner of 12th & Walnut streets in downtown Kansas City.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	15	Actual to Date:	0
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Number of Retained Jobs:

Projected:	215	Actual to Date:	0
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Kansas City

1200 Main/South Loop Projects 13 & 14 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,776,961.00

Project Implementation Costs: \$3,023,039.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,800,000.00

Anticipated TOTAL Project Costs: \$19,641,840.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

1200 Main/South Loop-Project 01 (KC Live!) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Cordish

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

The project proposes to acquire, develop, rehabilitate and improve office space, parking garages, public improvements, streetscapes, parks, residential development, retail, dining and entertainment venues as well as all necessary public infrastructure.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	2034	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop-Project 01 (KC Live!) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39,356.70 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$71,028,960.00

Property Acquisition and Relocation Costs: \$23,460,846.00

Project Implementation Costs: \$73,458,403.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$167,948,209.00

Anticipated TOTAL Project Costs: \$371,135,195.00

Financing Method: TIF bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 29

Kansas City

1200 Main/South Loop-Project 02 (H & R Block TIF)

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): H & R Block
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Supports construction of the H & R Block World Headquarters building at 1200 Main, with streetscapes, all necessary and pertinent utility and other infrastructure upgrades and installations.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	288	Actual to Date:	1200
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop-Project 02 (H & R Block TIF)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,110,843.04 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,658,196.22 Amount on Hand: \$1,658,196.22

Economic Activity Taxes:

Total received since inception: \$653,207.66 Amount on Hand: \$452,646.82

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$117,471,955.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$3,845,869.00

Other: \$171,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$292,317,824.00

Anticipated TOTAL Project Costs: \$308,399,088.00

Financing Method: TIF bond; Other bonding

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 29

Kansas City

12th & Wyandotte TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Kansas City Downtown Hotel Group

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

Renovation of the existing Marriott Hotel, demolition of the Muehlebach Towers and Link Building, construction of an above-grade pedestrian walkway linking the existing Marriott Hotel and the new Muehlebach Hotel.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	300	Actual to Date:	300
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Number of Retained Jobs:

Projected:	508	Actual to Date:	516
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Kansas City

12th & Wyandotte TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,871,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,071,000.00

Anticipated TOTAL Project Costs: \$35,010,000.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

12th & Wyandotte-Aladdin Hotel TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Kansas City MO Hotel Partners, LP

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

Renovation of the historic Aladdin Hotel at 1215 Wyandotte, improvements to sidewalks and a pedestrian tunnel connecting the Aladdin with the Municipal Auditorium Parking Garage.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	100	Actual to Date:	42
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

12th & Wyandotte-Aladdin Hotel TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,080,000.00

Property Acquisition and Relocation Costs: \$1,155,000.00

Project Implementation Costs: \$446,500.00

Other: \$5,669,510.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,351,010.00

Anticipated TOTAL Project Costs: \$34,043,780.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

13th & Washington TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): DST

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 9/19/1996

Plan Description:

Construction of a 75,000sf office building and 225 parking spaces, originally for use by Unitog as its corporate headquarters. The building now houses Argus Health Systems with approximately 159 employees.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	1134	Actual to Date:	355
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Number of Retained Jobs:

Projected:	350	Actual to Date:	0
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Kansas City

13th & Washington TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$132,392.30 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,621,371.70 Amount on Hand: \$132,392.30

Economic Activity Taxes:

Total received since inception: \$1,211,609.18 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,857,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$329,750.00

Other: \$1,912,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,099,250.00

Anticipated TOTAL Project Costs: \$12,515,125.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

19th Terrace and Central TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): AF Real Estate Holdings, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/3/1999

Plan Description:

Construction and rehabilitation of 53,000sf residential space, 11,000sf warehouse space, 149,000sf office and commercial space, 47,000sf retail space, 540 new and rehabilitated parking spaces and all necessary infrastructure improvements.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	230	Actual to Date:	80
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Number of Retained Jobs:

Projected:	20	Actual to Date:	0
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Kansas City

19th Terrace and Central TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$453,803.43 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$279,256.11 Amount on Hand: \$192,193.98

Economic Activity Taxes:

Total received since inception: \$192,704.88 Amount on Hand: \$261,609.45

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,650,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,410,000.00

Other: \$3,772,596.00

Other: \$2,553,778.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,386,374.00

Anticipated TOTAL Project Costs: \$29,520,940.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

22nd & Main - Project 02, Marietta Chair Bldg

Contact Agency: Kansas City

Contact Phone: 816/221-0636

Developer(s): Francor, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 8/26/1999

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. Project consists substantially in the renovation of the Marietta Chair Building.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	96	Actual to Date:	3
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Number of Retained Jobs:

Projected:	120	Actual to Date:	101
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Kansas City

22nd & Main - Project 02, Marietta Chair Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$532,945.86 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$804,323.84 Amount on Hand: \$532,945.86

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$5,200,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

22nd & Main - Project 10, 1900 Main Bldg

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): McFamily Properties, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 1/20/2000

Plan Description:

Rehabilitation of an existing building to house 3,000sf restaurant, 3,300sf commercial and 7,800sf office space.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	47	Actual to Date:	17
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main - Project 10, 1900 Main Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,698.27 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$43,035.23 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$159,270.31 Amount on Hand: \$2,698.27

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$293.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$350,000.00

Anticipated TOTAL Project Costs: \$1,167,836.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

22nd & Main - Project 14, Safeway Bldg

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Master Realty Properties, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 7/20/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. Project consists substantially in the renovation of the Safeway Building.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	4
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Number of Retained Jobs:

Projected:	0	Actual to Date:	4
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Kansas City

22nd & Main - Project 14, Safeway Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,680.84 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$458,088.57 Amount on Hand: \$14,813.42

Economic Activity Taxes:

Total received since inception: \$7,895.14 Amount on Hand: \$3,867.42

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$467,711.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$66,159.00

Other: \$320,779.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$854,649.00

Anticipated TOTAL Project Costs: \$10,740,317.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

22nd & Main - Project 16 Columbia & Gray Bldgs

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Levitt Enterprises
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/29/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The Columbia & Gray Buildings Project provides for rehab of 37,107sf of commercial space.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	47	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main - Project 16 Columbia & Gray Bldgs

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$61,977.77 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$61,977.77 Amount on Hand: \$61,977.77

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,393,794.00

Other: \$20,200.00

Other: \$29,617.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,443,611.00

Anticipated TOTAL Project Costs: \$6,679,430.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

22nd & Main - Project 21, AD Jacobson Building

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Levitt Enterprises
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/29/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The AD Jacobson Building Project provides for the rehab of 12,094sf office space and 1,820sf retail space.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	53	Actual to Date:	6
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main - Project 21, AD Jacobson Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$22,525.65 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$311,529.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$176,732.00

Other: \$37,917.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$526,178.00

Anticipated TOTAL Project Costs: \$3,180,416.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

22nd & Main - Project 22, Creamery Building

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Levitt Enterprises
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/29/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The Creamery Building Project provides for the rehab of 21,825sf vacant space to 3,500sf retail and 17,600sf office.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main - Project 22, Creamery Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$170,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,050,000.00

Other: \$110,000.00

Other: \$78,357.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,408,357.00

Anticipated TOTAL Project Costs: \$3,832,955.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

22nd & Main - Project 24, Morr Transfer Bldg

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): DST Realty

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/14/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The Morr Transfer Building Project rehabs 79,773sf office space.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	365	Actual to Date:	0
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Kansas City

22nd & Main - Project 24, Morr Transfer Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,505.86 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,462.78 Amount on Hand: \$1,462.78

Economic Activity Taxes:

Total received since inception: \$42,452.96 Amount on Hand: \$43.08

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,263,193.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,900,000.00

Other: \$411,500.00

Other: \$1,177,520.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,209,613.00

Anticipated TOTAL Project Costs: \$18,712,913.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

22nd & Main - Project 27, The Arthel Bldg

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Botwin & Company
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 7/20/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The Arthel Building rehabs 7,500sf retail and 4,000sf office spaces and adds 10 surface parking spaces.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	34	Actual to Date:	42
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Number of Retained Jobs:

Projected:	0	Actual to Date:	36
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Kansas City

22nd & Main - Project 27, The Arthel Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,355.25 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$141,562.22 Amount on Hand: \$12,355.25

Economic Activity Taxes:

Total received since inception: \$107,006.73 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$328,390.00

Other: \$19,485.00

Other: \$30,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$399,625.00

Anticipated TOTAL Project Costs: \$1,549,940.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

22nd & Main - Project 28 Candle Building

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Levitt Enterprises
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/29/2000

Plan Description:

Construction of commercial and residential uses with parking and necessary utilities, street improvements and public infrastructure. The Candle Building rehabs 43,650sf into retail and office spaces.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	160	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main - Project 28 Candle Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,689,550.00

Other: \$150,000.00

Other: \$60,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,049,550.00

Anticipated TOTAL Project Costs: \$688,876.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

23rd & Main - Project 01, The Freight House Bldg.

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Lidia's Freight House, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/19/1998

Plan Description:

Construction and rehabilitation of 53,000sf residential space, 11,000sf warehouse space, 149,000sf office and commercial space, 47,000sf retail space, 540 new and rehabilitated parking spaces and all necessary utilities and street improvements.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	186	Actual to Date:	279
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

23rd & Main - Project 01, The Freight House Bldg.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$565.40 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$349,050.82 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,085,140.95 Amount on Hand: \$565.40

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,416,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$738,000.00

Other: \$183,100.00

Other: \$390,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,727,100.00

Anticipated TOTAL Project Costs: \$8,663,435.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

43rd & Main - Office Depot (Project 1)

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Atlantis Holdings, Inc.

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 3/24/1994

Plan Description:

Construction of an Office Depot store and improvements to streetscapes in the immediate area.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	26	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

43rd & Main - Office Depot (Project 1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$582,464.62 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$679,944.99 Amount on Hand: \$462,026.99

Economic Activity Taxes:

Total received since inception: \$957,811.03 Amount on Hand: \$120,437.63

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$933,518.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$973,518.00

Anticipated TOTAL Project Costs: \$2,172,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

43rd & Main - Projects 2 & 5

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): American Century
Senate District: 10
House District: 39

Original Date Plan/Project Approved: 3/24/1994

Plan Description:

Expansion and modernization of the old H & R Block Corporate Headquarters building. Plan also includes streetscape improvements along Main and 43rd Streets and establishing a neighborhood housing redevelopment program in the surrounding neighborhood.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	4	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	36
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Kansas City

43rd & Main - Projects 2 & 5

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,977,872.99 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,672,835.73 Amount on Hand: \$1,402,578.18

Economic Activity Taxes:

Total received since inception: \$2,991,174.60 Amount on Hand: \$1,575,294.81

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$640,000.00

Property Acquisition and Relocation Costs: \$55,000.00

Project Implementation Costs: \$0.00

Other: \$40,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$685,000.00

Anticipated TOTAL Project Costs: \$13,335,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

Kansas City

43rd & Main - Projects 8a & 8b

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Distinct Properties KC LLC
Senate District: 10
House District: 39

Original Date Plan/Project Approved: 3/24/1994

Plan Description:

Property acquisition and demolition of structures necessary to construct a parking garage and such commercial amenities and rehab of the Hawthorn for mixed-use including 58 residential units and commercial spaces with streetscape improvements.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

43rd & Main - Projects 8a & 8b

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$26,506,349.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

45th & Main TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Marty Development, LLC
Senate District: 10
House District: 39

Original Date Plan/Project Approved: 12/14/2006

Plan Description:

Redevelopment of the Holiday Inn Hotel at 45th and Main streets to provide 274,500sf Class A office space, 47,000sf specialty grocery and other retail space, a 160-room boutique hotel, 1,060 parking spaces, a 55,000sf public park and other improvements.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	670	Actual to Date:	0
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Number of Retained Jobs:

Projected:	670	Actual to Date:	0
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Kansas City

45th & Main TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$27,649,156.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,747,041.00

Other: \$33,536,644.00

Other: \$4,984,142.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$58,948,699.00

Anticipated TOTAL Project Costs: \$225,919,426.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

811 Main Project 1 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Commerce Bank
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 1/5/2006

Plan Description:

Rehabilitation and renovation of the 215,000sf, twelve-story 811 Main office building with all necessary utilities, street improvements and appurtenances needed to address the conditions qualifying the site as a Blighted Area.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	772	Actual to Date:	772
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Kansas City

811 Main Project 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$33,434.64 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$638.32 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,331,400.00

Other: \$10,750.00

Other: \$246,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,588,150.00

Anticipated TOTAL Project Costs: \$18,256,900.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

87th & Hillcrest Road TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Dean Machinery Company

Senate District: 9

House District: 44

Original Date Plan/Project Approved: 3/3/2005

Plan Description:

Redevelopment of approximately 25 acres blighted land located at 87th & Hillcrest Rd to house general offices, service and sales facilities for Dean Machinery Company. Plan includes parking, landscaping and other amenities.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	35	Actual to Date:	0
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Number of Retained Jobs:

Projected:	163	Actual to Date:	0
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Kansas City

87th & Hillcrest Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$9,307,094.00

Other: \$360,782.00

Other: \$1,306,205.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,667,784.00

Anticipated TOTAL Project Costs: \$63,379,426.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Americana TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): The Hotel Group

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 1/28/1993

Plan Description:

Renovation and market repositioning of the vacant Americana Hotel. The new design will provide 299 upscale hotel rooms, 10,000sf meeting space and rehabilitation of the 300-car parking garage.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	293	Actual to Date:	387
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Number of Retained Jobs:

Projected:	0	Actual to Date:	117
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Kansas City

Americana TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$812,783.84 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$940,484.84 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$561,950.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$260,000.00

Other: \$7,900,000.00

Other: \$300,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,021,950.00

Anticipated TOTAL Project Costs: \$9,021,950.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Antioch Mall

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Eastbourne Investments, Ltd.
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 3/23/2006

Plan Description:

Redevelopment of the Antioch Mall and provides funds for neighborhood and public infrastructure improvements in the area. The old mall facility will be demolished and a 460,000sf lifestyle shopping and entertainment facility will replace.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs.

Number of New Jobs:

Projected:	517	Actual to Date:	0
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Number of Retained Jobs:

Projected:	764	Actual to Date:	0
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Kansas City
Antioch Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00
Property Acquisition and Relocation Costs: \$12,643,628.00
Project Implementation Costs: \$9,623,001.00
Other: \$14,179,273.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$36,455,902.00

Anticipated TOTAL Project Costs: \$82,692,867.00

Financing Method: TIF notes

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 31

Kansas City

Baltimore Place Properties TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Cumberland Redevelopment Corporation

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 2/2/2006

Plan Description:

Rehabilitation and construction of office space, renovation and construction of parking spaces, façade enhancements, residential development, public improvements, streetscapes, retail developments and all necessary utilities and appurtenances.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and involved historic preservation of existing structures.

Number of New Jobs:

Projected:	295	Actual to Date:	0
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Number of Retained Jobs:

Projected:	166	Actual to Date:	0
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Kansas City

Baltimore Place Properties TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$2,045,889.00

Project Implementation Costs: \$4,251,099.00

Other: \$1,673,908.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,970,896.00

Anticipated TOTAL Project Costs: \$26,584,898.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

Barrytowne TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): MD Management c/o Lewis, Rice & Fingersh, LC

Senate District: 17

House District: 38

Original Date Plan/Project Approved: 6/6/1996

Plan Description:

Construction of 1,872,467sf commercial retail and 114,957sf office space, approximately 696 residential units, 31,800sf recreational space for a YMCA, widen NW Barry Rd bridge over US 169 and street improvements to Baughman, Barry and other area roads.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	3900	Actual to Date:	1749
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Barrytowne TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,971,615.25 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$5,448,694.85 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,584,398.31 Amount on Hand: \$1,971,615.25

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$26,782,011.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$559,958.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,041,969.00

Anticipated TOTAL Project Costs: \$291,965,811.00

Financing Method: Other bonding (MDFB Infrastructure Revenue Bond)

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 21

Kansas City

Blue Ridge Mall TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): MBS Mall Investor - 98, LLC

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 2/24/2005

Plan Description:

Demolition of the old Blue Ridge Mall, acquire the Kaiser Office Building and construct a 570,000sf replacement retail center and redevelop the 40,000sf Kaiser Office Building.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the development financially unfeasible in the market.

Number of New Jobs:

Projected:	1535	Actual to Date:	60
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Number of Retained Jobs:

Projected:	75	Actual to Date:	68
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Kansas City

Blue Ridge Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$136.66 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$411,178.23 Amount on Hand: \$136.66

Economic Activity Taxes:

Total received since inception: \$1,028,347.76 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,260,958.00

Property Acquisition and Relocation Costs: \$6,978,340.00

Project Implementation Costs: \$0.00

Other: \$13,718,588.00

Other: \$6,058,011.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,015,897.00

Anticipated TOTAL Project Costs: \$89,928,566.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Briarcliff West TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Briarcliff West Development Company

Senate District: 17

House District: 38

Original Date Plan/Project Approved: 5/3/1990

Plan Description:

Construction of 941,864sf office space, 309,809sf retail space, 151 single-family homes, 84 villas, 366 condominiums, 2 structured parking garages, up to 179,355sf of construction of Briarcliff Pkwy, land reclamation and utility relocation.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected:	5000	Actual to Date:	563
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Number of Retained Jobs:

Projected:	0	Actual to Date:	22
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Kansas City

Briarcliff West TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$192,482.12 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$10,569,827.18 Amount on Hand: \$33,141.67

Economic Activity Taxes:

Total received since inception: \$1,778,578.14 Amount on Hand: \$159,340.45

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$45,294,958.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$34,078,231.00

Other: \$1,358,849.00

Other: \$35,835,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$116,567,038.00

Anticipated TOTAL Project Costs: \$547,896,964.00

Financing Method: TIF bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 15

Kansas City

Brush Creek - Blue Pkwy (Project A) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Swope Community Builders

Senate District: 9

House District: 42

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Clearance of the Redevelopment Area; construction of 114,000sf retail space, 210,000sf office space, 14,000sf restaurant space and an 18,000sf U.S. Postal Service facility. Plan also provides for construction of the H & R Block Call Center and Mazuma CU.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	221	Actual to Date:	99
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Brush Creek - Blue Pkwy (Project A) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Brush Creek - Blue Pkwy (Project D) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Swope Community Builders

Senate District: 9

House District: 42

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Clearance of the Redevelopment Area; construction of 114,000sf retail space, 210,000sf office space, 14,000sf restaurant space and an 18,000sf U.S. Postal Service facility, with construction of the H&R Block Call Center and Mazuma CU.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	419	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	429
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Kansas City

Brush Creek - Blue Pkwy (Project D) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,813,210.00

Property Acquisition and Relocation Costs: \$2,884,702.00

Project Implementation Costs: \$2,249,692.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,947,607.00

Anticipated TOTAL Project Costs: \$54,236,742.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Brush Creek - Blue Pkwy (Projects B & C) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Swope Community Builders

Senate District: 9

House District: 42

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Clearance of the Redevelopment Area; construction of 114,000sf retail space, 210,000sf office space, 14,000sf restaurant space and an 18,000sf U.S. Postal Service facility. Plan also provides for construction of the H&R Block Call Center and Mazuma CU

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	374	Actual to Date:	112
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Brush Creek - Blue Pkwy (Projects B & C) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$43,410.64 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,755,290.21 Amount on Hand: \$5,547.83

Economic Activity Taxes:

Total received since inception: \$1,082,387.57 Amount on Hand: \$37,862.81

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$245,447.21

Property Acquisition and Relocation Costs: \$1,900,732.00

Project Implementation Costs: \$8,954,246.29

Other: \$665,950.50

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,766,376.00

Anticipated TOTAL Project Costs: \$29,535,678.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Brush Creek - Plaza Library TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Plaza Development, LLC

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Construction of 290,000sf office space atop the new 50,000sf Plaza Library branch and construction of a 1,125-space parking garage structure.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	720	Actual to Date:	736
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Number of Retained Jobs:

Projected:	719	Actual to Date:	0
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Brush Creek - Plaza Library TIF Plan

Current anticipated estimated number of years to retirement: 15

Kansas City

Brush Creek Plaza East TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): O.G. Investments

Senate District: 9

House District: 42

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Four phases of commercial and retail development along Brush Creek between Troost Ave and The Paseo. Total 98,100sf commercial and retail with the necessary public infrastructure improvements. Currently the new Gates BBQ restaurant is open in the site.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	49	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Brush Creek Plaza East TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$458,701.84 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,052.16 Amount on Hand: \$2,052.16

Economic Activity Taxes:

Total received since inception: \$476,730.87 Amount on Hand: \$456,649.68

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$12,347,110.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Chatham TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Chatham Investors, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 4/5/2007

Plan Description:

Renovation of the Chatham Hotel into seventy three one and two bedroom for sale condominium units with a newly-constructed parking garage.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	2	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City
Chatham TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,720,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,720,000.00

Anticipated TOTAL Project Costs: \$15,022,034.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

Chouteau/I-35 Project 3 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Chouteau Crossings West, LLC
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 4/23/1998

Plan Description:

Project 3 provides for redevelopment which will support construction of a fast-food restaurant within the Development Area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	25	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Chouteau/I-35 Project 3 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18.45 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$113,270.63 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$302,951.63 Amount on Hand: \$18.45

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$205,444.00

Other: \$242,177.00

Other: \$7,456.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$455,077.00

Anticipated TOTAL Project Costs: \$31,031,657.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Chouteau/I-35 Projects 1 & 2 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Chouteau I-35 Development, LLC
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 4/23/1998

Plan Description:

Construction of 244,709sf retail space and street improvements along Chouteau Tfwy, Winn Road and 42nd St. Terrace North. Also includes properties in the Winnwood-Sunnybrook and Chaumiere neighborhoods to implement a housing improvement program.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	699	Actual to Date:	515
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Chouteau/I-35 Projects 1 & 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$432,490.13 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,290,850.37 Amount on Hand: \$119,901.34

Economic Activity Taxes:

Total received since inception: \$3,684,032.16 Amount on Hand: \$312,588.79

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,090,500.00

Project Implementation Costs: \$6,402,102.00

Other: \$630,000.00

Other: \$1,449,112.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,909,949.00

Anticipated TOTAL Project Costs: \$31,031,657.00

Financing Method: Other bonding (KCMO-supported bonds)

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Civic Mall-422 Admiral (Project 13) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): McCown Gordon Construction Co. LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/8/1994

Plan Description:

Renovation and restoration of 422 Admiral for a corporate headquarters and employee parking lot and the inclusion of certain Redevelopment Project Costs for streetscape and all necessary utilities and appurtenances.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extrarodinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	39	Actual to Date:	52
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Number of Retained Jobs:

Projected:	39	Actual to Date:	28
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Kansas City

Civic Mall-422 Admiral (Project 13) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$64,431.94 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$38,311.94 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$330,000.00

Property Acquisition and Relocation Costs: \$200,000.00

Project Implementation Costs: \$383,373.00

Other: \$2,040,000.00

Other: \$49,500.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,002,873.00

Anticipated TOTAL Project Costs: \$4,678,487.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Civic Mall-JE Dunn (Projects 66 & 67) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): J.E. Dunn

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/8/1994

Plan Description:

Expands the existing J.E.Dunn Construction Company headquarters building to retain an established Kansas City business in the central business district.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	60	Actual to Date:	140
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Number of Retained Jobs:

Projected:	115	Actual to Date:	306
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Kansas City

Civic Mall-JE Dunn (Projects 66 & 67) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$291,342.39 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$439,347.60 Amount on Hand: \$176,305.49

Economic Activity Taxes:

Total received since inception: \$506,175.82 Amount on Hand: \$115,036.90

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,154,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,154,500.00

Anticipated TOTAL Project Costs: \$4,646,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Civic Mall-Vista Del Rio TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): No private sector developer specified
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 12/8/1994

Plan Description:

The Vista Del Rio Project contemplated rehabilitation of a former 20-story building into a 264-suite hotel and construction of structured parking in the northeast corner of the downtown loop.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	66	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Civic Mall-Vista Del Rio TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,198.90 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,209.24 Amount on Hand: \$1,198.90

Economic Activity Taxes:

Total received since inception: \$51.55 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$9,847,500.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,847,500.00

Anticipated TOTAL Project Costs: \$26,862,000.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Civic Mall-Whittaker Courthouse (Projects 46 & 47)

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): City of Kansas City, Missouri

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/8/1994

Plan Description:

The Ilus Davis Project allowed for the construction of the FAA office building and the construction of the Ilus Davis Mall between the Federal Courthouse located at 9th & Locust and City Hall.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	560	Actual to Date:	675
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Kansas City

Civic Mall-Whittaker Courthouse (Projects 46 & 47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$131,504.32 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$5,282,620.23 Amount on Hand: \$116,065.90

Economic Activity Taxes:

Total received since inception: \$564,623.83 Amount on Hand: \$15,438.42

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$10,100,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,100,000.00

Anticipated TOTAL Project Costs: \$88,689,000.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

Country Club Plaza (Project 1, Seville Square) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Highwoods Properties

Senate District: 10

House District: 39 & 44

Original Date Plan/Project Approved: 4/17/1997

Plan Description:

Construction of approximately 780,000sf new commercial space, rehabilitation of 180,000sf existing commercial structures, 350 market rate apartments and 3,965 parking spaces, plus a \$5 million public amenities pkg for signage, graphics, lighting, fountain

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	145	Actual to Date:	198
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Number of Retained Jobs:

Projected:	0	Actual to Date:	15
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Country Club Plaza (Project 1, Seville Square) TIF

Current Amount of Revenue in Special Allocation Fund: \$35,450.25 As of: 4/30/2008

Total received since inception:	\$1,373,814.98	Amount on Hand:	\$0.00
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Total received since inception: \$606,745.92 Amount on Hand: \$35,450.25

Public Infrastructure/Site Development Costs:	\$12,598,629.00
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Property Acquisition and Relocation Costs:	\$0.00
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Project Implementation Costs:	\$0.00
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Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,598,629.00

Anticipated TOTAL Project Costs: \$50,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Country Club Plaza (Project 2, Granada & Saks)

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Highwoods Properties

Senate District: 10

House District: 37 & 44

Original Date Plan/Project Approved:

4/17/1997

Plan Description:

Construction of approximately 780,000sf new commercial space, rehabilitation of 180,000sf existing commercial structures, 350 market rate apartments and 3,965 parking spaces, plus a \$5 million public amenities pkg of signage, graphics, fountains, etc.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 55

Actual to Date: 121

Number of Retained Jobs:

Projected: 135

Actual to Date: 135

Kansas City

Country Club Plaza (Project 2, Granada & Saks)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,135.73 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,083,619.77 Amount on Hand: \$2,135.73

Economic Activity Taxes:

Total received since inception: \$1,128,458.64 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,815,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,815,000.00

Anticipated TOTAL Project Costs: \$12,815,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Country Club Plaza (Project 3, Valencia Place) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Highwoods Properties

Senate District: 10

House District: 37 & 44

Original Date Plan/Project Approved: 4/17/1997

Plan Description:

Construction of approximately 780,000sf new commercial space, rehabilitation of 180,000sf existing commercial structures, 350 market rate apartments and 3,965 parking spaces, plus a \$5 million public amenities pkg of signage, graphics, fountains, etc.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	175	Actual to Date:	1048
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Number of Retained Jobs:

Projected:	1000	Actual to Date:	876
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Country Club Plaza (Project 3, Valencia Place) TIF

Current Amount of Revenue in Special Allocation Fund: \$37,884.77 As of: 4/30/2008

Total received since inception: \$11,885,977.25 Amount on Hand: \$0.00

Total received since inception: \$4,588,834.93 Amount on Hand: \$37,884.77

Public Infrastructure/Site Development Costs:	\$24,700,000.00
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Property Acquisition and Relocation Costs:	\$0.00
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Project Implementation Costs:	\$0.00
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Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: **\$24,700,000.00**

Anticipated TOTAL Project Costs: \$71,000,000.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Country Club Plaza (Project 7 Park Lane) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Winn Limited Partnership

Senate District: 10

House District: 39 & 44

Original Date Plan/Project Approved: 12/10/2003

Plan Description:

Construction of approximately 780,000sf new commercial space, rehabilitation of 180,000sf existing commercial structures, 350 market rate apartments and 3,965 parking spaces, plus a \$5 million public amenities pkg of signage, lighting, fountains, etc.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	225	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Country Club Plaza (Project 7 Park Lane) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$180,492.05 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$382,518.84 Amount on Hand: \$180,492.05

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,961,138.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,961,138.00

Anticipated TOTAL Project Costs: \$18,577,382.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 26

Current anticipated estimated number of years to retirement: 22

Kansas City

Country Club Plaza (Project 8, Kirkwood Cir) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Kirkwood Realty Co. LLC

Senate District: 10

House District: 39 & 44

Original Date Plan/Project Approved: 12/10/2003

Plan Description:

Creation of a unique new neighborhood with up to 240 Class A condo residential units, plus substantial infrastructure and other public improvements including a park along Wornall Rd and a pedestrian walkway to the Country Club Plaza.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected:	10	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Country Club Plaza (Project 8, Kirkwood Cir) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,079,388.80 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,203,612.58 Amount on Hand: \$2,079,388.80

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,455,842.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,282,184.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,738,026.00

Anticipated TOTAL Project Costs: \$105,680,900.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Downtown Library District Projects 1 & 2 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Library TIF, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 11/26/2002

Plan Description:

Renovation of the historic First National Bank of Kansas City Building at the northeast corner of 10th & Baltimore to create a new central library facility for the Kansas City Public Library, enhance financing for a parking garage and provide streetscape.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	9	Actual to Date:	18
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Number of Retained Jobs:

Projected:	637	Actual to Date:	706
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Kansas City

Downtown Library District Projects 1 & 2 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$165,475.38 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$57,842.39 Amount on Hand: \$20,940.73

Economic Activity Taxes:

Total received since inception: \$268,412.21 Amount on Hand: \$144,534.65

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,489,630.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,053,156.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,542,786.00

Anticipated TOTAL Project Costs: \$23,967,786.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

East Village (Project 1) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): J.E.Dunn

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 5/4/2006

Plan Description:

Construction of approximately 150,000sf office space, 2,300 public/private parking spaces, 1,183 residential housing units and 87,200sf retail property with all necessary public infrastructure and appurtenances.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	100	Actual to Date:	0
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Number of Retained Jobs:

Projected:	791	Actual to Date:	791
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Kansas City

East Village (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,232,755.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,232,755.00

Anticipated TOTAL Project Costs: \$49,425,864.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

East Village (Projects 2 & 3) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): East Village, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 5/4/2006

Plan Description:

Construction of approximately 150,000sf office space, 2,300 public/private parking spaces, 1,183 residential housing units and 87,200sf retail property with all necessary public infrastructure and appurtenances.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	194	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

East Village (Projects 2 & 3) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$19,235,000.00

Project Implementation Costs: \$0.00

Other: \$312,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,547,000.00

Anticipated TOTAL Project Costs: \$307,390,486.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

Gailoyd (Projects 1,3 & 4) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Gailoyd Enterprises, Corp.
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/27/2002

Plan Description:

Supports redevelopment and historic renovation and preservation of the Power & Light Building into Class A office space, construction of approximately 210,000sf Class A office building, 88+ residential lofts and a city-owned parking garage.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	1645	Actual to Date:	0
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Kansas City

Gailoyd (Projects 1,3 & 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,257,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,254,000.00

Other: \$0.00

Other: \$539,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,826,000.00

Anticipated TOTAL Project Costs: \$27,872,458.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 29

Kansas City

Gailoyd (Projects 2a, 2b & 5) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Cith of Kansas City, Missouri
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/27/2002

Plan Description:

Supports redevelopment and historic renovation and preservation of the Power & Light Building into Class A office space, construction of approximately 210,000sf Class A office building, 88+ residential lofts and a city-owned parking garage.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Gailoyd (Projects 2a, 2b & 5) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 29

Kansas City

Gateway 2000 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Gateway, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 10/12/1995

Plan Description:

Rehabilitation and conversion of a 150,000sf distribution facility into office space and construction of several new office buildings of 2 to 7 stories with up to an additional 475,000sf office spaces with associated adequate parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	3000	Actual to Date:	880
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Gateway 2000 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,240.61 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,292,866.27 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,078,205.29 Amount on Hand: \$1,240.61

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$22,525,451.00

Property Acquisition and Relocation Costs: \$9,090,000.00

Project Implementation Costs: \$152,750.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,368,201.00

Anticipated TOTAL Project Costs: \$101,431,335.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Kansas City

Grand Boulevard TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): UMB Bank

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/26/1996

Plan Description:

Development of approximately 140,000sf Technology and Operations Center for Kansas City-based UMB Bank. Project includes construction of a 750-space structured parking facility and streetscape improvements in the area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	35	Actual to Date:	193
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Number of Retained Jobs:

Projected:	750	Actual to Date:	1212
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Kansas City

Grand Boulevard TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,831.07 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$5,232,348.86 Amount on Hand: \$9,831.07

Economic Activity Taxes:

Total received since inception: \$2,596,085.80 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$20,287,257.00

Property Acquisition and Relocation Costs: \$450,000.00

Project Implementation Costs: \$1,117,491.00

Other: \$3,085,112.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$24,939,861.00

Anticipated TOTAL Project Costs: \$68,461,412.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Kansas City

Grand Boulevard-Watkins (Project K-1 & L-1) TIF

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Watkins & Company, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/26/1996

Plan Description:

Redevelopment of the existing 50,000sf Western Union Building for office and retail uses, and beautification of two surface parking lots.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	35	Actual to Date:	112
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Number of Retained Jobs:

Projected:	90	Actual to Date:	90
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Kansas City

Grand Boulevard-Watkins (Project K-1 & L-1) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,506.55 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$81,787.05 Amount on Hand: \$1,506.55

Economic Activity Taxes:

Total received since inception: \$20,231.98 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,287,109.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$1,920,165.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,247,274.00

Anticipated TOTAL Project Costs: \$7,791,174.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Hickman Mills TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Aventis Pharmaceuticals
Senate District: 9
House District: 45 & 50

Original Date Plan/Project Approved: 12/3/1992

Plan Description:

Construction of 1,000,000sf of office, 200,000sf of R & D space and 274,000sf of commercial redevelopment, improvements to Hickman Mills Road, acquisition and clean up and infrastructure improvements in the area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	1040
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Number of Retained Jobs:

Projected:	5958	Actual to Date:	1537
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Kansas City

Hickman Mills TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,901.56 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$14,984,556.02 Amount on Hand: \$5,831.79

Economic Activity Taxes:

Total received since inception: \$6,947,826.08 Amount on Hand: \$3,069.77

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$177,644,408.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,483,645.00

Other: \$43,613,947.00

Other: \$7,362,500.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$222,762,000.00

Anticipated TOTAL Project Costs: \$655,199,600.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 17

Kansas City

Hotel Phillips (Project A) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Marcus Hotels, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 4/6/2000

Plan Description:

Restoration, renovation and improvement of the 213-room historic Hotel Phillips in downtown Kansas City.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	39	Actual to Date:	0
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Number of Retained Jobs:

Projected:	95	Actual to Date:	87
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Kansas City

Hotel Phillips (Project A) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$290,848.59 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,271,534.86 Amount on Hand: \$234,799.71

Economic Activity Taxes:

Total received since inception: \$21,265,580.85 Amount on Hand: \$56,048.88

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$7,290,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,290,000.00

Anticipated TOTAL Project Costs: \$23,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Hotel Phillips (Projects B & C) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): City Center Square Equities, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 4/6/2000

Plan Description:

Construction of a parking garage and commercial space on the ground level of the garage.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	303	Actual to Date:	0
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Number of Retained Jobs:

Projected:	1267	Actual to Date:	61
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Kansas City

Hotel Phillips (Projects B & C) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,016,731.00

Property Acquisition and Relocation Costs: \$1,366,881.00

Project Implementation Costs: \$1,010,630.00

Other: \$373,287.00

Other: \$452,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,219,529.00

Anticipated TOTAL Project Costs: \$7,318,507.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

Jazz District TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Jazz District Redevelopment Corporation

Senate District: 9

House District: 37

Original Date Plan/Project Approved: 3/25/1999

Plan Description:

Construction of 204 residential units and over 70,000sf commercial and parking at the Attucks School site and elsewhere in the area. Includes all necessary utilities, appurtenances and street improvements

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate capacity to support development.

Number of New Jobs:

Projected:	360	Actual to Date:	4
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Number of Retained Jobs:

Projected:	200	Actual to Date:	0
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Kansas City

Jazz District TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$252,287.54 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$38,589.13 Amount on Hand: \$2,695.68

Economic Activity Taxes:

Total received since inception: \$249,591.76 Amount on Hand: \$249,591.76

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,247,613.00

Property Acquisition and Relocation Costs: \$4,989,428.00

Project Implementation Costs: \$339,957.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,576,998.00

Anticipated TOTAL Project Costs: \$44,281,135.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City

Judicial Square TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Judicial Square, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 5/22/2003

Plan Description:

Renovation of the Griffith Building, originally called the Mutual Building, an historic seven story brick structure, for the purpose of providing modern office spaces within the government district to encourage new private sector jobs downtown.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	10	Actual to Date:	9
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Number of Retained Jobs:

Projected:	9	Actual to Date:	88
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Kansas City

Judicial Square TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$63,875.23 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$68,192.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$87,498.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$687,498.00

Anticipated TOTAL Project Costs: \$4,396,735.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

KCI Corridor (Project 5) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Inland Western Kansas City, LLC
Senate District: 34
House District: 32

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Reconstruction of the Tiffany Springs Pkwy interchange at I-29, construction of a half-diamond interchange at MO-152 and Ambassador Dr, construction of Ambassador Dr from Barry Rd to Tiffany Springs Pkwy, realignment of Tiffany Springs Rd and bridge work

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development of the area.

Number of New Jobs:

Projected:	225	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

KCI Corridor (Project 5) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,490,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,490,000.00

Anticipated TOTAL Project Costs: \$3,490,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

KCI Corridor (Projects 1, 2 & 4) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Barry North Center, LLC
Senate District: 34
House District: 32

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Reconstruction of the Tiffany Springs Pkwy interchange at I-29, construction of a half-diamond interchange at MO-152 and Ambassador Dr, construction of Ambassador Dr from Barry Rd to Tiffany Springs Rd, realignment of Tiffany Springs Rd & bridge work.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development of the area.

Number of New Jobs:

Projected:	850	Actual to Date:	595
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

KCI Corridor (Projects 1, 2 & 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$15,114.63 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$19,352,938.67 Amount on Hand: \$15,114.63

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,388,232.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$25,388,232.00

Anticipated TOTAL Project Costs: \$25,388,232.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

KCI Corridor (Projects 6-10 & 14-20) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): MD Management
Senate District: 34
House District: 32

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Reconstruction of the Tiffany Springs Pkwy interchange at I-29, construction of a half-diamond interchange at MO-152 and Ambassador Dr, construction of Ambassador Dr from Barry Rd to Tiffany Springs Pkwy, realignment of Tiffany Springs Rd and bridge work.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

KCI Corridor (Projects 6-10 & 14-20) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$209,719.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,425,290.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$18,425,290.00

Anticipated TOTAL Project Costs: \$18,425,290.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Midtown-Linwood TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Midtown Redevelopment Corporation

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 11/17/1988

Plan Description:

Construction of a 120,000sf home improvement retailer (Home Depot) and a 150,000sf discount wholesale club retailer (Costco) in midtown Kansas City.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	400	Actual to Date:	370
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Midtown-Linwood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$151,206.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$450,107.94 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,735,988.48 Amount on Hand: \$151,206.65

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,000,000.00

Anticipated TOTAL Project Costs: \$68,000,000.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Midtown-Mill Street TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Midtown Redevelopment Corporation

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 4/30/1993

Plan Description:

Construction of approximately 100,000sf retail spaces including grocery, restaurant and small shops in midtown Kansas City.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	200
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Midtown-Mill Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$61,786.75 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$687,435.98 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,366,191.40 Amount on Hand: \$61,786.75

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,009,060.00

Property Acquisition and Relocation Costs: \$290,940.00

Project Implementation Costs: \$295,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,595,500.00

Anticipated TOTAL Project Costs: \$9,326,100.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

New England Bank Building TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 21 W. 10th, L.C.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/2/2000

Plan Description:

Rehabilitation of the 18-story historic New England Bank Building to include 7,000sf restaurant space on the first three floors and 70,000sf office space on the remaining floors.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	288	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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New England Bank Building TIF Plan

Current anticipated estimated number of years to retirement: 18

Kansas City

New York Life TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Aquila, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/21/1994

Plan Description:

Rehabilitation of the historic New York Life Building and construction of a parking garage.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	700	Actual to Date:	290
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

New York Life TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$579.90 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$3,831,708.74 Amount on Hand: \$579.90

Economic Activity Taxes:

Total received since inception: \$3,059,872.42 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,010,000.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$336,500.00

Other: \$6,130,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,516,500.00

Anticipated TOTAL Project Costs: \$31,524,120.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

North Oak (Project 1) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Cerner Corporation
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 2/24/2005

Plan Description:

The Plan provides a source of revenue for implementation of the North Oak Tfwy Corridor Plan to remediate further economic decline of the area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Other: provide a source of special revenues unavailable from usual and customary sources.

Number of New Jobs:

Projected:	400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

North Oak (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$99,903.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$99,903.00 Amount on Hand: \$99,903.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,084,840.00

Property Acquisition and Relocation Costs: \$1,980,000.00

Project Implementation Costs: \$0.00

Other: \$352,800.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,417,640.00

Anticipated TOTAL Project Costs: \$34,437,640.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

North Oak (Projects 3,4,5a & b & 6) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Hunt Midwest

Senate District: 17

House District: 31

Original Date Plan/Project Approved: 2/24/2005

Plan Description:

Projects 3-6 will be developed as 211,000sf retail space. Improvements will be made to the infrastructure in the North Oak corridor.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

The project required significant public infrastructure to remedy existing inadequate capacity to support development of the area.

Number of New Jobs:

Projected:	540	Actual to Date:	132
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

North Oak (Projects 3,4,5a & b & 6) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,911,997.00

Property Acquisition and Relocation Costs: \$2,840,252.00

Project Implementation Costs: \$3,129,250.00

Other: \$554,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,436,003.00

Anticipated TOTAL Project Costs: \$51,062,203.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kansas City

Parvin Road TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Hunt Midwest Real Estate
Senate District: 17
House District: 34

Original Date Plan/Project Approved: 12/14/2000

Plan Description:

Improves and expands public infrastructure to accommodate expansion of existing above-ground industrial park and the below-ground industrial park, known as the Subtropolis. Includes roads, curbs, traffic signals, sewers, water lines, utilities, etc.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development in the area.

Number of New Jobs:

Projected:	7367	Actual to Date:	267
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Number of Retained Jobs:

Projected:	4793	Actual to Date:	4793
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Kansas City

Parvin Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$354.84 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$3,667,760.05 Amount on Hand: \$354.84

Economic Activity Taxes:

Total received since inception: \$2,696,916.76 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,619,514.00

Property Acquisition and Relocation Costs: \$411,000.00

Project Implementation Costs: \$3,785,701.00

Other: \$42,808,480.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$66,624,695.00

Anticipated TOTAL Project Costs: \$93,238,219.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Performing Arts (Projects 1 & 2) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): PAC Holdings, Inc.
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 1/30/2003

Plan Description:

Provides financing for public improvements throughout the Redevelopment Area including the Performing Arts Center, Bartle Hall, development of an office complex and additional office, retail and public development consistent with the Development Plan.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	88	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Performing Arts (Projects 1 & 2) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$49,000,000.00

Property Acquisition and Relocation Costs: \$15,000,000.00

Project Implementation Costs: \$368,000,000.00

Other: \$355,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,355,500.00

Anticipated TOTAL Project Costs: \$432,355,500.00

Financing Method: Other bonding

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 28

Kansas City

Performing Arts (Projects 3 & 4) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Copaken White and Blitt
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 1/30/2003

Plan Description:

Provides financing for public improvements throughout the Redevelopment Area including the Performing Arts Center, Bartle Hall, development of an office complex and additional office, retail and public development consistent with the Plan.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	750	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Performing Arts (Projects 3 & 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Other bonding

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 28

Kansas City

Pershing Road IRS Service Center) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Pershing Road Development Co. LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 4/3/2000

Plan Description:

Provides for the redevelopment of the old Post Office Building, construction of office space, parking garage for public use adjacent to Union Station, a pedestrian bridge between Union Station and the Freighthouse District, streetscapes and parks.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	4000	Actual to Date:	5087
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Number of Retained Jobs:

Projected:	2000	Actual to Date:	330
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Kansas City

Pershing Road IRS Service Center) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,710,810.81 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$3,667,760.05 Amount on Hand: \$3,667,760.05

Economic Activity Taxes:

Total received since inception: \$43,050.76 Amount on Hand: \$43,050.76

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$121,217,337.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$300,000.00

Other: \$38,947,374.00

Other: \$189,022,528.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$314,434,599.00

Anticipated TOTAL Project Costs: \$547,644,700.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Prospect North TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Prospect North, LLC
Senate District: 17
House District: 33 & 38

Original Date Plan/Project Approved: 3/23/2000

Plan Description:

Construction of approximately 274,370sf commercial space, 207 attached single-family housing units, construction of a portion of Maple Woods Pkwy west of MO-1 and upgrade of Agnes Road.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation cost.

Number of New Jobs:

Projected:	889	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Prospect North TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$139,952.39 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$143,246.87 Amount on Hand: \$139,972.22

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,690,470.00

Property Acquisition and Relocation Costs: \$1,585,000.00

Project Implementation Costs: \$0.00

Other: \$7,001,685.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,490,570.00

Anticipated TOTAL Project Costs: \$112,473,499.00

Financing Method: Other bonding

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 25

Kansas City

River Market (Project 11) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): River View Central, LLC

Senate District: 10

House District: 40

Original Date Plan/Project Approved: 12/16/1999

Plan Description:

The Plan seeks to capture incremental property tax revenues generated by several properties in the Redevelopment Area to provide funds for the development of the Town of Kansas archeological site.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	235	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

River Market (Project 11) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,691,680.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$487,710.00

Other: \$2,527,802.00

Other: \$385,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,092,202.00

Anticipated TOTAL Project Costs: \$12,111,102.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 28

Current anticipated estimated number of years to retirement: 24

Kansas City

River Market (Project 16) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 4th & Locust, LLC

Senate District: 10

House District: 40

Original Date Plan/Project Approved: 12/16/1999

Plan Description:

The Plan seeks to capture incremental property tax revenues generated by several properties in the Redevelopment Area to provide funds for the development of the Town of Kansas archeological site.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Not specified

Number of New Jobs:

Projected:	0	Actual to Date:	14
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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River Market (Project 16) TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$8,353.77 As of: 4/30/2008

Total received since inception:	\$8,793.44	Amount on Hand:	\$8,793.44
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Total received since inception: \$0.00 Amount on Hand: \$0.00

Public Infrastructure/Site Development Costs:	\$317,344.00
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Property Acquisition and Relocation Costs:	\$0.00
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Project Implementation Costs:	\$0.00
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Other: \$0.00

Other: \$18,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$720,594.00

Anticipated TOTAL Project Costs: \$1,296,967.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Kansas City

River Market (Project 17, Republic Paper) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): First & Main

Senate District: 10

House District: 40

Original Date Plan/Project Approved: 12/16/1999

Plan Description:

The Plan seeks to capture incremental property tax revenues generated by several properties in the Redevelopment Area to provide funds for the development of the Town of Kansas archeological site.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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River Market (Project 17, Republic Paper) TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$11,292.42 As of: 4/30/2008

Total received since inception:	\$493,804.20	Amount on Hand:	\$11,292.42
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Total received since inception: \$0.00 Amount on Hand: \$0.00

Public Infrastructure/Site Development Costs:	\$0.00
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Property Acquisition and Relocation Costs:	\$0.00
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Project Implementation Costs:	\$2,894,228.00
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Other:	\$565,670.00
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Other: \$220,400.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: **\$3,680,498.00**

Anticipated TOTAL Project Costs: \$8,325,447.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Santa Fe TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Damon Pursell Construction
Senate District: 9
House District: 44

Original Date Plan/Project Approved: 9/30/1993

Plan Description:

Reclamation of a quarry site as well as the construction of commercial and industrial uses and construction of infrastructure to support the development.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	181	Actual to Date:	41
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Santa Fe TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$15,968.46 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$204,749.18 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,742,472.28 Amount on Hand: \$15,968.46

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$154,931,251.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$12,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$166,931,257.00

Anticipated TOTAL Project Costs: \$575,791,682.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Savoy Hotel TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 9th & Central Corporation

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/18/1999

Plan Description:

Restore and renovate the historic Savoy Hotel, provide surface parking and pending future approval, build a new 200-room hotel and provide structured parking.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	93
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Savoy Hotel TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$56,186.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$19,065.24 Amount on Hand: \$19,065.24

Economic Activity Taxes:

Total received since inception: \$37,331.96 Amount on Hand: \$37,120.76

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$6,270,574.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,270,574.00

Anticipated TOTAL Project Costs: \$15,489,679.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Kansas City

Searcy Creek TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): City of Kansas City, Missouri

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 3/11/1993

Plan Description:

Construction of a sanitary sewer trunk line.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Searcy Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,030,487.45 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,706,517.92 Amount on Hand: \$1,030,487.45

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$46,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$396,000.00

Anticipated TOTAL Project Costs: \$1,146,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Kansas City

Shoal Creek (Hunt Midwest) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Hunt Midwest

Senate District: 17

House District: 34 & 35

Original Date Plan/Project Approved: 11/10/1994

Plan Description:

Construction for residential and commercial uses includes infrastructure improvements and construction of portions of Shoal Creek Pkwy, N. Flintlock Rd, N. Brighton Rd, NE 72nd Street, Maplewoods Pkwy and NE 76th Street.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate and capacity to support development.

Number of New Jobs:

Projected:	450	Actual to Date:	500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Shoal Creek (Hunt Midwest) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: 16,108,435.28 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$42,651,302.42 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$30,659,477.17 Amount on Hand: \$16,108,435.28

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$116,567,594.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$330,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$86,820,897.00

Anticipated TOTAL Project Costs: \$170,333,304.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Southtown/31st & Baltimore (Project G) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Citadel Plaza, LLC c/o CDC of Kansas City

Senate District: 9 & 10

House District: 37 & 43

Original Date Plan/Project Approved: 12/19/1994

Plan Description:

Creation of a mixed-use shopping village with highway accessibility and community access. Approximately 250,000sf retail, grocery, bank and restaurants, 300 residential units and 900 parking spaces.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Southtown/31st & Baltimore (Project G) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$78,942.28 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$78,942.28 Amount on Hand: \$78,942.28

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$27,600,000.00

Property Acquisition and Relocation Costs: \$9,769,700.00

Project Implementation Costs: \$18,952,169.00

Other: \$6,564,499.00

Other: \$4,626,759.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$67,513,127.00

Anticipated TOTAL Project Costs: \$75,661,475.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Southtown/31st & Baltimore TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): HCA

Senate District: 9 & 10

House District: 37 & 43

Original Date Plan/Project Approved: 12/19/1994

Plan Description:

Rehabilitation and new construction of commercial, residential and institutional structures

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	476	Actual to Date:	405
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Number of Retained Jobs:

Projected:	0	Actual to Date:	10178
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Kansas City

Southtown/31st & Baltimore TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,526,663.76 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$13,935,723.15 Amount on Hand: \$1,431,572.40

Economic Activity Taxes:

Total received since inception: \$3,455,698.44 Amount on Hand: \$95,091.33

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$20,156,631.00

Property Acquisition and Relocation Costs: \$10,378,346.00

Project Implementation Costs: \$13,685,382.00

Other: \$9,775,573.00

Other: \$14,387,989.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$68,383,921.00

Anticipated TOTAL Project Costs: \$128,810,114.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Southtown/31st & Baltimore (Project I) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): TIF Commission of Kansas City
Senate District: 9 & 10
House District: 37 & 43

Original Date Plan/Project Approved: 12/19/1994

Plan Description:

Improve the identity and amenities of the Main Street corridor by improving public parks in the area. Such improvement to serve as a catalyst for attracting new residential and business interests to the area.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Not specified

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Southtown/31st & Baltimore (Project I) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$206,638.24 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$223,750.11 Amount on Hand: \$206,638.24

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$118.55

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Kansas City

Summit-Output Technologies TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Output Technologies, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 8/31/1995

Plan Description:

Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures, parking and landscape improvements.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	293
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Summit-Output Technologies TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$160,230.56 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$662,296.73 Amount on Hand: \$81,415.07

Economic Activity Taxes:

Total received since inception: \$1,378,440.88 Amount on Hand: \$78,815.49

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,360,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$429,060.00

Other: \$775,000.00

Other: \$342,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,906,060.00

Anticipated TOTAL Project Costs: \$6,276,052.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kansas City

Summit-Pershing Building (Project 8) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Pershing Building, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 8/10/2000

Plan Description:

The Plan provides for the rehabilitation and adaptive reuse of the Pershing Building as commercial office and retail space.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected:	255	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Summit-Pershing Building (Project 8) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$396,922.98 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,952,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,915,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,867,500.00

Anticipated TOTAL Project Costs: \$13,640,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City

Three Trails TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): 3 Trails Redevelopment, LLC
Senate District: 9
House District: 44

Original Date Plan/Project Approved: 2/7/2002

Plan Description:

A comprehensive redevelopment of the Bannister Mall to include new retail, office, lodging and sports facilities on the site.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	6573	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Three Trails TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,338.22 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$28,630.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$56,831,592.00

Property Acquisition and Relocation Costs: \$44,751,766.00

Project Implementation Costs: \$1,250,000.00

Other: \$50,198,991.00

Other: \$33,101,227.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$186,133,576.00

Anticipated TOTAL Project Costs: \$949,355,061.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

Tower Properties (Project A) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): CB Building Corporation
Senate District: 10
House District: 37
Original Date Plan/Project Approved: 11/27/1995
Plan Description:
Construction of a 330-place parking garage at 9th and Walnut.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	2
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Kansas City

Tower Properties (Project A) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,241.21 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$469,475.86 Amount on Hand: \$2,241.21

Economic Activity Taxes:

Total received since inception: \$9,091.30 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,640,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,640,000.00

Anticipated TOTAL Project Costs: \$2,640,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Kansas City

Tower Properties (Project B) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Tower Properties

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/27/1995

Plan Description:

Construction of 1 million square feet of office space, rehabilitation of former Federal Office Building, located at 909 Walnut, construction of approximately 2000 structured parking spaces.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	135	Actual to Date:	70
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Number of Retained Jobs:

Projected:	0	Actual to Date:	2
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Kansas City

Tower Properties (Project B) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,113.98 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$275,687.89 Amount on Hand: \$4,344.86

Economic Activity Taxes:

Total received since inception: \$28,409.48 Amount on Hand: \$769.12

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,836,930.50

Property Acquisition and Relocation Costs: \$325,000.00

Project Implementation Costs: \$0.00

Other: \$576,301.00

Other: \$266,980.50

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,180,212.00

Anticipated TOTAL Project Costs: \$8,180,212.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Tower Properties (Project H) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): 909 E. Walnut, LLC c/o SIMBOL Commercial

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/27/1995

Plan Description:

Construction of 1 million square feet of office space, 2750 structured parking spaces and rehabilitation of the 34-story historic Fidelity National Bank & Trust Building at 909 E. Walnut, and the 9-story building at 927 E. Walnut.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development.

Number of New Jobs:

Projected:	135	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Tower Properties (Project H) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$71,178.08 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$68,538.65 Amount on Hand: \$68,781.76

Economic Activity Taxes:

Total received since inception: \$139,745.52 Amount on Hand: \$2,396.32

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,886,110.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$0.00

Other: \$635,893.00

Other: \$6,710,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,932,000.00

Anticipated TOTAL Project Costs: \$67,519,459.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Union Hill TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Union Hill Development Company
Senate District: 10
House District: 37 & 38

Original Date Plan/Project Approved: 12/18/1997

Plan Description:

The TIF Plan provides support for continuation of neighborhood revitalization efforts begun under the Union Hill Chapter 353 Plan, specifically for acquisition, blight removal, improvements to public infrastructure and commercial/residential loan/grants.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	30	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Union Hill TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$379,693.12 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,075,006.54 Amount on Hand: \$203,740.87

Economic Activity Taxes:

Total received since inception: \$1,032,382.09 Amount on Hand: \$175,952.25

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,400,000.00

Property Acquisition and Relocation Costs: \$1,632,500.00

Project Implementation Costs: \$4,185,000.00

Other: \$497,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,714,500.00

Anticipated TOTAL Project Costs: \$69,409,000.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Union Hill-KCPT (Projects C1, 2, 3 & D) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): KCPT Public Television
Senate District: 10
House District: 37 & 38

Original Date Plan/Project Approved: 10/26/2000

Plan Description:

Demolition of four deteriorated buildings along East 31st Street, acquired by KCPT, and renovation of one building acquired by KCPT, along with the station's current facility, for the purpose of conversion to digital broadcast in February, 2009.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	95
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Kansas City

Union Hill-KCPT (Projects C1, 2, 3 & D) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$509,949.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$509,949.00

Anticipated TOTAL Project Costs: \$15,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Kansas City

Universal Floodwater TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Universal Land Development
Senate District: 10
House District: 40

Original Date Plan/Project Approved: 4/18/1991

Plan Description:

The Plan provides that new taxes resulting from the construction of between 2.8 and 3.3 million square feet of commercial and industrial development shall reimburse costs of flood control and water detention, street improvements and storm sewers.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	6000	Actual to Date:	440
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Universal Floodwater TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$627,651.20 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$8,991,230.79 Amount on Hand: \$372,553.19

Economic Activity Taxes:

Total received since inception: \$2,693,619.28 Amount on Hand: \$255,098.01

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,037,152.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,187,152.00

Anticipated TOTAL Project Costs: \$137,328,152.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Uptown Theater TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): UGA, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 6/11/1994

Plan Description:

Revitalizes a key section of the Broadway corridor through Midtown KC. The Plan promotes redevelopment anchored by the restoration of the historic Uptown Theater and neighboring Valentine Retail Center.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	807	Actual to Date:	377
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Number of Retained Jobs:

Projected:	0	Actual to Date:	92
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Kansas City

Uptown Theater TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$112,165.54 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$612,354.01 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$29,393,910.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,393,910.00

Anticipated TOTAL Project Costs: \$107,760,616.00

Financing Method: Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Kansas City

Walnut Creek TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Walnut Creek Apartment Associates
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 11/23/1988

Plan Description:

Construction of 350 apartment units and amenities, and construction of intersection improvements at NE 42nd & N. Holmes, extension of Parvin Rd and NE Tracy and installation of water and sanitary sewer improvements.

Plan/Project Status: Fully operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	5
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Kansas City

Walnut Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$139,542.46 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$3,025,087.46 Amount on Hand: \$139,542.46

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,773,826.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$129,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,902,828.00

Anticipated TOTAL Project Costs: \$17,632,002.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Kansas City

West Edge (Projects 1 & 2) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Trilogy, Inc.

Senate District: 10

House District: 39 & 44

Original Date Plan/Project Approved: 4/17/2003

Plan Description:

Project improvements to consist of the addition of high quality mixed-use redevelopment consistent in design and scope with the existing Country Club Plaza landscape.

Plan/Project Status: Starting up

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	1035	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

West Edge (Projects 1 & 2) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$16,459.16 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$41,031.77 Amount on Hand: \$16,459.16

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,900,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,498,358.00

Other: \$603,006.00

Other: \$849,725.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,851,089.00

Anticipated TOTAL Project Costs: \$76,602,621.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Kansas City

Winchester Ventures TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Winchester Ventures II
Senate District: 9
House District: 42 & 50

Original Date Plan/Project Approved: 12/19/1991

Plan Description:

Development of a business campus to compete with those setting located in outlying suburbs and in Kansas and at the same time help provide basic infrastructure improvements to an older residential neighborhood.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	680	Actual to Date:	2372
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Winchester Ventures TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,493,766.81 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$7,009,897.99 Amount on Hand: \$2,130,169.38

Economic Activity Taxes:

Total received since inception: \$5,554,255.31 Amount on Hand: \$1,363,597.43

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,143,440.00

Property Acquisition and Relocation Costs: \$741,000.00

Project Implementation Costs: \$1,079,000.00

Other: \$195,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,158,440.00

Anticipated TOTAL Project Costs: \$135,158,440.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Kansas City

Winchester-KMBC (Project 3) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Hearst-Argyle Station, Inc.

Senate District: 9

House District: 42 & 50

Original Date Plan/Project Approved: 12/19/1991

Plan Description:

The Project 3 phase of the Plan allowed for the construction of new state-of-the-art television broadcast studio and offices for Hearst-Argyle Stations.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Winchester-KMBC (Project 3) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$137,418.18 As of: 4/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$945,150.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$75,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,020,150.00

Anticipated TOTAL Project Costs: \$1,020,150.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kansas City

Winchester-Visions (Project 13) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-0636
Developer(s): Visions Building Corporation
Senate District: 9
House District: 42 & 50

Original Date Plan/Project Approved: 12/19/1991

Plan Description:

Construction of approximately 1,133,600sf office space and 20,000sf retail space. Also included in this project is the acquisition of residential properties and rehabilitation of existing residential neighborhood.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	75
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Winchester-Visions (Project 13) TIF Plan

Current Amount of Revenue in Special Allocation Fund: \$81,263.33 As of: 4/30/2008

Total received since inception: \$441,415.06 Amount on Hand: \$50,072.30

Total received since inception: \$249,840.87 Amount on Hand: \$31,191.03

Public Infrastructure/Site Development Costs:	\$550,000.00
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Property Acquisition and Relocation Costs:	\$0.00
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Project Implementation Costs:	\$0.00
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Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$550,000.00

Anticipated TOTAL Project Costs: \$2,400,000.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

Kearney

Methodist Church Redevelopment TIF Plan

Contact Agency: Kearney

Contact Phone: 816-628-4142

Developer(s): DEW, LLC

Senate District: 21

House District: 35

Original Date Plan/Project Approved: 8/21/2000

Plan Description:

Rehabilitation of the historic Methodist Church Building with construction of approximately 20,000sf office and retail space at developer's cost of approximately \$1.625 million. TIF used to finance storm water detention improvements on the site.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extrarodinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kearney

Methodist Church Redevelopment TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,418.00 As of: 3/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$149,090.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$85,737.00 Amount on Hand: \$2,148.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$310,000.00

Anticipated TOTAL Project Costs: \$1,935,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 3

Current anticipated estimated number of years to retirement: 4

Kearney

Northland Development Redevelopment Area TIF

Contact Agency: Kearney

Contact Phone: 816-628-4142

Developer(s): Platte-Clay Industrial Development Corporation

Senate District: 21

House District: 35

Original Date Plan/Project Approved: 9/5/1995

Plan Description:

Improvements and extensions to water and sewer lines, widening of MO-92 Hwy and other new street construction pursuant to construction of new Platte-Clay Electric Coop headquarters & warehouse facility.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kearney

Northland Development Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$60,160.00 As of: 3/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,395,439.00 Amount on Hand: \$60,160.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kirksville

Kirksville Downtown Improvement TIF Plan

Contact Agency: Kirksville

Contact Phone: 660-627-1224

Developer(s): No private sector developer specified

Senate District: 18

House District: 2

Original Date Plan/Project Approved: 12/27/1999

Plan Description:

Supports a mixed-use redevelopment of the Kirksville central business district to include construction of new business buildings, remodeling existing buildings, façade improvements, new sidewalks, streetscapes, signage and public areas and amenities.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	90	Actual to Date:	0
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Number of Retained Jobs:

Projected:	90	Actual to Date:	0
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Kirksville

Kirksville Downtown Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$57,329.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$839,001.00 Amount on Hand: (\$139,982.00)

Economic Activity Taxes:

Total received since inception: \$259,951.00 Amount on Hand: \$197,311.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,052,479.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kirkwood

Meacham Park Redevelopment Project

Contact Agency: Kirkwood

Contact Phone: 314-822-5834

Developer(s): The DESCO Group, Inc.

Senate District: 15

House District: 95

Original Date Plan/Project Approved: 12/1/1994

Plan Description:

Mixed-use commercial residential redevelopment including 500,000sf retail center, construct new infill housing and provide funding for major improvements to the neighborhood such as housing rehab, street and infrastructure upgrade, parks, etc.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected:	600	Actual to Date:	1161
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kirkwood

Meacham Park Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,244,699.00 As of: 3/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$8,068,106.00 Amount on Hand: \$398,304.00

Economic Activity Taxes:

Total received since inception: \$17,023,424.00 Amount on Hand: \$846,395.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,000,000.00

Property Acquisition and Relocation Costs: \$6,560,000.00

Project Implementation Costs: \$870,000.00

Other: \$4,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,430,000.00

Anticipated TOTAL Project Costs: \$57,000,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Kirkwood

Pioneer Place

Contact Agency: Kirkwood
Contact Phone: 314-822-5834
Developer(s): NOVUS Development Company
Senate District: 15
House District: 94

Original Date Plan/Project Approved: 12/12/1995

Plan Description:

Redevelopment of a 7-acre site formerly composed of a Missouri State Highway Department building and five additional parcels. Construction of commercial retail and office complex of five buildings. Includes two office buildings and a daycare center.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	257
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Number of Retained Jobs:

Projected:	0	Actual to Date:	132
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Kirkwood

Pioneer Place

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$336,333.00 As of: 3/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,966,432.00 Amount on Hand: \$282,520.00

Economic Activity Taxes:

Total received since inception: \$569,302.00 Amount on Hand: \$53,813.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$781,500.00

Property Acquisition and Relocation Costs: \$1,738,500.00

Project Implementation Costs: \$0.00

Other: \$60,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,580,000.00

Anticipated TOTAL Project Costs: \$2,580,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 13

Lamar

Lamar TIF Redevelopment Plan

Contact Agency: Lamar

Contact Phone: 417-682-5554

Developer(s): 1900 Gulf St. Partners, LLC

Senate District: 28

House District: 126

Original Date Plan/Project Approved: 11/7/2007

Plan Description:

Remediate blighting conditions in the Redevelopment Area with a 5-phase redevelopment project building and renovating approximately 2,368,000sf industrial space

Plan/Project Status: Inactive

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market

Number of New Jobs:

Projected:	475	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/25/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$5,000,000.00

Project Implementation Costs: \$66,088,953.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$71,088,953.00

Anticipated TOTAL Project Costs: \$71,088,953.00

Financing Method: Pay-as-you-go; TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Chapel Ridge TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Atcheson & Haas, LLC

Senate District: 8

House District: 52 & 55

Original Date Plan/Project Approved: 12/7/2000

Plan Description:

Construction of 1,039,528sf office space, two hotels, 99,958sf retail space, 125 single family homes and 334 apartment/condos. Site prep, installation of necessary public infrastructure needed for development.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	2599	Actual to Date:	744
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Chapel Ridge TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$390,638.08 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$8,775,602.18 Amount on Hand: \$174,472.68

Economic Activity Taxes:

Total received since inception: \$3,640,270.85 Amount on Hand: \$216,165.40

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$32,140,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,274,160.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,414,160.00

Anticipated TOTAL Project Costs: \$101,846,800.00

Financing Method: Pay-as-you-go & Other bonding

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

East U.S. Highway Corridor Improvement TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Initiated by the city of Lee's Summit

Senate District: 8

House District:

Original Date Plan/Project Approved: 12/13/2007

Plan Description:

4 Project Areas: Project Area 1 - medical office and offices complex; Project Area 2 - mixed use on 105 acres; Project Area 3 - retail/mixed use on 38.77 acres; Project Area 4 - medical office and other office spaces on 15.17 acres.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

East U.S. Highway Corridor Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$45,369,233.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$45,369,233.00

Anticipated TOTAL Project Costs: \$250,000,000.00

Financing Method: Pay-as-you-go & TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Hartley Block TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Froehlich Pycior Companies

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 8/17/2006

Plan Description:

Redevelopment of a two-story former hardware store and Hartley's Furniture Store. The Hartley/hardware store location and an adjacent one story historical buildings to be restored to be used as a mixed-use retail/residential and parking structure

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	36
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Hartley Block TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,111.53 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,213.04 Amount on Hand: \$2,213.04

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,980,360.00

Property Acquisition and Relocation Costs: \$310,000.00

Project Implementation Costs: \$253,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,543,860.00

Anticipated TOTAL Project Costs: \$7,653,984.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

I-470 & 350 Hwy TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): RED Capital Holdings of Lee's Summit

Senate District: 8

House District: 47

Original Date Plan/Project Approved: 4/4/2000

Plan Description:

Development of a regional shopping center of approximately 700,000sf retail space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	1530
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

I-470 & 350 Hwy TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$648,003.05 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$8,470,543.16 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$20,002,796.68 Amount on Hand: \$648,003.05

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$45,582,575.00

Property Acquisition and Relocation Costs: \$3,449,333.00

Project Implementation Costs: \$2,621,630.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$51,653,538.00

Anticipated TOTAL Project Costs: \$141,744,227.00

Financing Method: Pay-as-you-go & TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Lee's Summit

I-470 Business & Technology Center TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): LBC Development Corporation
Senate District: 8
House District: 56

Original Date Plan/Project Approved: 7/27/2006

Plan Description:

Approximately 975,000sf office and warehouse space, 29,700sf general retail, 25,000sf restaurant spaces; a 42,250sf retail strip center and construction of necessary on-site improvements to facilitate storm water runoff in the vicinity, wetland & road.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

I-470 Business & Technology Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,922,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,072,000.00

Anticipated TOTAL Project Costs: \$70,872,183.00

Financing Method: Pay-as-you-go & Other bonding

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

New Longview TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Gale Communities, Inc.

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 3/21/2002

Plan Description:

Construction of approximately 220,000sf retail and 176,000sf office space.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	33
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

New Longview TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$223,031.11 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,883.18 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,542,227.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,846,756.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,388,983.00

Anticipated TOTAL Project Costs: \$200,665,294.00

Financing Method: Pay-as-you-go; TIF bond; Other bonding & Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Northeast TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): LeMone Smith Development Company

Senate District: 8

House District: 52 & 55

Original Date Plan/Project Approved: 12/22/1988

Plan Description:

Constructed to support development of the Lakewood Business Center on I-470 to eliminate up-front infrastructure costs for companies locating in the center. In addition, TIF revenues being used to help fund the Strother Rd/I-470 interchange.

Plan/Project Status: Fully operational

Area Type: Blight & Economic Development

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	380
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Northeast TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$842,382.35 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$9,720,881.17 Amount on Hand: \$842,382.35

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,782,324.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$32,140,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,922,324.00

Anticipated TOTAL Project Costs: \$33,922,324.00

Financing Method: Pay-as-you-go; TIF bond; Other bonding & Other

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 0

Lee's Summit

Ritter Plaza TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Ritter Plaza, LLC

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 11/15/2007

Plan Description:

Development of a 41,000sf retail facility in a 7.2 acre tract of land. Includes necessary infrastructure improvements consisting of drainage modifications, traffic signal and road improvements at the MO-291 and Swann Road intersection.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Ritter Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,899,650.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$434,102.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,333,752.00

Anticipated TOTAL Project Costs: \$13,319,998.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Summit Fair TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): RED Development
Senate District: 8
House District: 56

Original Date Plan/Project Approved: 8/24/2006

Plan Description:

Development of a 550,000sf 'upscale' shopping center, realignment of Blue Parkway, improvements to Chipman Road and related and necessary other improvements to infrastructure in the area.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Summit Fair TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,596,248.00

Property Acquisition and Relocation Costs: \$10,243,279.00

Project Implementation Costs: \$2,082,149.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,871,676.00

Anticipated TOTAL Project Costs: \$144,436,904.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Madison County

Hwy 67/72 TIF District of Madison County

Contact Agency: Madison County

Contact Phone: 573-783-2176

Developer(s): No private sector developer specified

Senate District: 27

House District: 156

Original Date Plan/Project Approved: 12/26/2001

Plan Description:

Construction of necessary infrastructure for the development of an industrial park owned by the city of Fredericktown. TIF was also used to help relocate offices of the area electric coop outside of flood-prone areas and to reroute MO-72.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	500	Actual to Date:	360
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Manchester

Highway 141/Manchester Road Redevelopment Area TIF

Contact Agency: Manchester

Contact Phone: 636-227-1385

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 92

Original Date Plan/Project Approved: 11/21/2005

Plan Description:

Clearance of low-density, under-used properties to redevelop for a large-scale retail project to be known as Manchester Highlands. Anchor stores include Costco and Walmart, junior anchors include Best Buy, Petsmart and Bed, Bath & Beyond.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Highway 141/Manchester Road Redevelopment Area TIF

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Total received since inception: \$0.00 Amount on Hand: \$0.00

Total received since inception: \$0.00 Amount on Hand: \$0.00

Public Infrastructure/Site Development Costs:	\$10,500,000.00
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Project Implementation Costs:	\$3,500,000.00
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Other: \$0.00

Other:

Other:

Anticipated TOTAL Project Costs: \$133,075,000.00

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

Miner

Miner Gateway Redevelopment TIF

Contact Agency: Miner

Contact Phone: 573-471-8520

Developer(s): Drury Hotels

Senate District: 27

House District: 160

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Demolition of old, vacant motel structure and development of new hotel with complimentary commercial property adjacent.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Miner

Miner Gateway Redevelopment TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/1/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$900,000.00

Property Acquisition and Relocation Costs: \$950,000.00

Project Implementation Costs: \$200,000.00

Other: \$100,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,150,000.00

Anticipated TOTAL Project Costs: \$15,050,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Moberly

McCormick Place TIF Project

Contact Agency: Moberly

Contact Phone: 660-363-8705

Developer(s): Orschelin Properties, LLC

Senate District: 19

House District: 22

Original Date Plan/Project Approved: 12/1/1993

Plan Description:

Design and installation of roadway improvements, water & sanitary/storm sewer extensions, landscaping and surface parking development to permit redevelopment for commercial use

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs

Number of New Jobs:

Projected:	37	Actual to Date:	45
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Number of Retained Jobs:

Projected:	6	Actual to Date:	15
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Moberly

McCormick Place TIF Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/1/2007

Payments in Lieu of Taxes:

Total received since inception: \$706,276.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,384,839.37 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$509,200.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$161,000.00

Other: \$431,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,101,700.00

Anticipated TOTAL Project Costs: \$6,120,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 0

Monett

TIF 1 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3763

Developer(s): No private sector developer specified

Senate District: 29

House District: 131

Original Date Plan/Project Approved: 12/31/1996

Plan Description:

Various projects to remediate traffic hazards in the project area including an expansion project to widen Highway 60 from two to four lanes.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Monett

TIF 1 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,142,340.09 As of: 12/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$2,219,355.37 Amount on Hand: \$852,775.21

Economic Activity Taxes:

Total received since inception: \$3,664,005.51 Amount on Hand: \$289,564.88

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 10

Monett

TIF 2 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3763

Developer(s): No private sector developer specified

Senate District: 29

House District: 131

Original Date Plan/Project Approved: 3/2/2005

Plan Description:

Various projects to remediate traffic hazards in the project area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF 2 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$526,906.86 As of: 12/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$100,219.41 Amount on Hand: \$103,737.42

Economic Activity Taxes:

Total received since inception: \$637,952.47 Amount on Hand: \$423,169.44

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

Mound City

Mound City TIF District

Contact Agency: Mound City

Contact Phone: 660-442-3447

Developer(s): M.C. Development Corp, Custom Convenience & McDona

Senate District: 12

House District: 4

Original Date Plan/Project Approved: 8/30/2002

Plan Description:

Construction of infrastructure and related improvements to support commercial development consisting of retail, restaurants and convenience store.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	49	Actual to Date:	67
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Mound City

Mound City TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,725.70 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$247,117.00 Amount on Hand: \$12,725.70

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,117.66

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$802,400.00

Other: \$16,471.25

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$822,989.01

Anticipated TOTAL Project Costs: \$1,136,102.20

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 17

North Kansas City

Northgate Village TIF Plan

Contact Agency: North Kansas City

Contact Phone: 816-412-7814

Developer(s): Hunt-Midwest Enterprises

Senate District: 17

House District: 31

Original Date Plan/Project Approved: 2/1/2000

Plan Description:

Replacement of 666 garden style apartments with a mixed-use redevelopment including 125 single-family homes, 94 town homes, a 6-acre retail site, 120 senior apartments and 434 units of varied styles of apartment dwellings.

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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North Kansas City

Northgate Village TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,015,139.00 As of: 10/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$941,917.00 Amount on Hand: \$941,917.00

Economic Activity Taxes:

Total received since inception: \$73,222.00 Amount on Hand: \$73,222.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$6,596,866.00
Property Acquisition and Relocation Costs:	\$14,000,000.00
Project Implementation Costs:	\$0.00
Other:	\$5,376,073.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$25,972,939.00

Anticipated TOTAL Project Costs: \$28,138,678.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Osage Beach

Marina View Redevelopment Area

Contact Agency: Osage Beach

Contact Phone: 573-302-2000

Developer(s): JQH-Lake of the Ozarks Development, LLC

Senate District: 4

House District: 155

Original Date Plan/Project Approved: 11/1/2007

Plan Description:

Demolition of existing, blighted structures, lot preparation, installation of utilities, access drives and construction of a 300-room hotel with appurtenant facilities including 100,000sf convention center and health spa.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo

Number of New Jobs:

Projected:	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Osage Beach

Marina View Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$98,888,200.00

Financing Method: Not specified

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Osage Beach

Prewitt's Highway 54 Enterprises, LLC

Contact Agency: Osage Beach

Contact Phone: 573-302-2000

Developer(s): Prewitt's Hwy 54 Enterprises, LLC

Senate District: 6

House District: 115

Original Date Plan/Project Approved:

7/6/2000

Plan Description:

Development of big box and smaller retail stores, road improvements to intersection of US 54 and MO-42 including traffic signalization and rerouting of Mo Rt D. Infrastructure improvements include extension of fire protection and water/sewer lines.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 850

Number of Retained Jobs:

Projected: 0

Actual to Date: 8

Osage Beach

Prewitt's Highway 54 Enterprises, LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2007

Payments in Lieu of Taxes:

Total received since inception: \$2,347,868.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,799,923.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,763,947.00

Property Acquisition and Relocation Costs: \$2,400,000.00

Project Implementation Costs: \$700,000.00

Other: \$250,000.00

Other: \$162,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,275,947.00

Anticipated TOTAL Project Costs: \$101,130,093.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Ozark

Central Business District TIF

Contact Agency: Ozark

Contact Phone: 417-581-2407

Developer(s): None

Senate District: 20

House District: 142

Original Date Plan/Project Approved: 3/19/2007

Plan Description:

Redevelopment of the Central Business District in four different areas including public improvements in each.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	Actual to Date:	0
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Number of Retained Jobs:

Projected:	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$2,600,000.00

Project Implementation Costs: \$0.00

Other: \$400,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs:

Financing Method: Unknown at this time

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raymore

Hwy 58 West Extended Development Plan

Contact Agency: Raymore

Contact Phone: 816-331-0488

Developer(s): PDD Development, LLC; Raymore Galleria, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 1/24/2005

Plan Description:

Site prep including storm water detention and other infrastructure, property acquisition and rights-of-way necessary to support development of a major regional commercial center with a mix of retail, residential and office uses.

Plan/Project Status: Not specified

Area Type: Not specified

But for Determination:

Not specified

Number of New Jobs:

Projected: 153

Actual to Date: 135

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Raymore

Hwy 58 West Extended Development Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$107,531.57 As of: 10/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$308,825.32 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$971,944.64 Amount on Hand: \$107,456.58

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,459,276.00

Property Acquisition and Relocation Costs: \$4,509,546.00

Project Implementation Costs: \$793,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,761,822.00

Anticipated TOTAL Project Costs: \$71,800,000.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raytown

USA 800 Redevelopment Plan

Contact Agency: Raytown

Contact Phone: 816-737-6059

Developer(s): USA 800, Inc.

Senate District: 10

House District: 50

Original Date Plan/Project Approved: 8/5/1998

Plan Description:

Construction of a two story building of approximately 21,000sf to include 10,000sf warehouse and 11,000sf call center.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	75	Actual to Date:	100
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Number of Retained Jobs:

Projected:	35	Actual to Date:	40
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Raytown

USA 800 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$350,000.00

Anticipated TOTAL Project Costs: \$2,387,952.39

Financing Method: Not specified

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Richmond Heights

Francis Pl. Redevelopment Project Areas 1 & 4 TIF

Contact Agency: Richmond Heights

Contact Phone: 316-636-7658

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 3/3/2003

Plan Description:

Four phase development including construction of a 750-space parking garage, 116,000sf retail and approximately 35 residential units.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	340	Actual to Date:	400
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Richmond Heights

Francis Pl. Redevelopment Project Areas 1 & 4 TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$217,722.98 As of: 10/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,443,687.40 Amount on Hand: \$4,761.26

Economic Activity Taxes:

Total received since inception: \$3,513,476.94 Amount on Hand: \$212,961.72

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,146,142.28

Property Acquisition and Relocation Costs: \$3,401,343.00

Project Implementation Costs: \$3,854,709.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,402,194.28

Anticipated TOTAL Project Costs: \$54,953,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 16

Riverside

Gateway Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s): No private sector developer specified

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 10/2/2001

Plan Description:

One or more activities to eliminate blighting throughout the area, possibly including infrastructure improvements, new commercial development, etc.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

Gateway Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Riverside

L-385 Levee Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s): No private sector developer specified

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 7/16/1996

Plan Description:

Construction of the Quindaro Bend Levee and the Riverside Levee and related improvements (Project I) to provide flood protection; road improvements; highway interchange and related road work and storm sewer and water remediation systems to provide for dev

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected:	12684	Actual to Date:	283
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

L-385 Levee Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$750,364.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$6,225,457.00 Amount on Hand: \$657,164.00

Economic Activity Taxes:

Total received since inception: \$2,204,592.00 Amount on Hand: \$93,200.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$79,000,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$8,600,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$89,600,000.00

Anticipated TOTAL Project Costs: \$167,600,000.00

Financing Method: Pay-as-you-go; TIF notes; TIF bond; IRB & Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Riverside

Upper Gateway Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s): TE Woods Construction, Inc.

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 12/28/2006

Plan Description:

One or more activities to eliminate blighting throughout the area, possibly including infrastructure improvements, new commercial, retail, residential and general business developments

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

Upper Gateway Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$100,000.00

Property Acquisition and Relocation Costs: \$550,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$650,000.00

Anticipated TOTAL Project Costs: \$24,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Riverside

West Platte Road Redevelopment Plan

Contact Agency: Riverside
Contact Phone: 816-741-3993
Developer(s): Briarcliff Development Company
Senate District: 34
House District: 32

Original Date Plan/Project Approved: 7/3/2007

Plan Description:

Demolition or removal of old buildings. Construction of a park along W. Platte Rd with landscaping, lake, fountain, trails, etc. Construction of approx. 87 residential homes and 150 condos & 75000sf commercial building.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions; required parcel assembly and/or relocation costs and removal of old buildings.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

West Platte Road Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,440,000.00

Property Acquisition and Relocation Costs: \$890,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,330,000.00

Anticipated TOTAL Project Costs: \$70,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Rock Hill

City Center at McKnight

Contact Agency: Rock Hill

Contact Phone: 314-968-1410

Developer(s): Miller Weingarten Hutkin Peoperties

Senate District: 24

House District: 87

Original Date Plan/Project Approved: 3/29/2005

Plan Description:

Create a new retail development with a big box retail anchor store (Target)

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Rock Hill

City Center at McKnight

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$48,150.79 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$280,265.06 Amount on Hand: \$43,274.09

Economic Activity Taxes:

Total received since inception: \$18,074.01 Amount on Hand: \$4,872.09

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,700,000.00

Property Acquisition and Relocation Costs: \$22,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,200,000.00

Anticipated TOTAL Project Costs: \$42,420,000.00

Financing Method: TIF bond; TIF notes

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Rock Hill

Market at McKnight

Contact Agency: Rock Hill

Contact Phone: 314-968-1410

Developer(s): Novus Development

Senate District: 24

House District: 87

Original Date Plan/Project Approved:

3/29/2005

Plan Description:

Create a new retail development in the Manchester Road corridor.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Project required parcel assembly and/or relocation costs

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Market at McKnight

Current anticipated estimated number of years to retirement: 21

Rock Hill

McKnight Crossing

Contact Agency: Rock Hill

Contact Phone: 314-968-1410

Developer(s): Landslide/Rock Hill Group, LLC

Senate District: 24

House District: 87

Original Date Plan/Project Approved: 12/17/1996

Plan Description:

Mixed use development with office and retail spaces.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Rock Hill

McKnight Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,731.81 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$415,014.01 Amount on Hand: \$129.76

Economic Activity Taxes:

Total received since inception: \$202,642.08 Amount on Hand: \$5,602.05

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: TIF bond

Original estimated number of years to retirement: 4

Current anticipated estimated number of years to retirement: 1

Sikeston

60/61 TIF District TIF

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Four Corners Development Company, Inc.

Senate District: 27

House District: 160

Original Date Plan/Project Approved: 6/5/2000

Plan Description:

Development includes a mixture of commercial and residential projects and related improvements.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	180	Actual to Date:	212
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Number of Retained Jobs:

Projected:	80	Actual to Date:	100
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Sikeston

60/61 TIF District TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$240.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$560,119.00 Amount on Hand: \$114.00

Economic Activity Taxes:

Total received since inception: \$1,946,708.00 Amount on Hand: \$126.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,775,000.00

Property Acquisition and Relocation Costs: \$75,000.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$43,707,000.00

Financing Method: TIF bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 11

Sikeston

North Main & Malone Development Area TIF

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Sikeston Acquisitions, Inc.

Senate District: 27

House District: 160

Original Date Plan/Project Approved: 5/6/2004

Plan Description:

Building demolition, site preparation and reconstruction of commercial and retail businesses in multiple project areas within the TIF district.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	50	Actual to Date:	83
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Number of Retained Jobs:

Projected:	0	Actual to Date:	5
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Sikeston

North Main & Malone Development Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,743.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$63,825.00 Amount on Hand: \$68.00

Economic Activity Taxes:

Total received since inception: \$84,630.00 Amount on Hand: \$32,162.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,000,000.00

Property Acquisition and Relocation Costs: \$600,000.00

Project Implementation Costs: \$0.00

Other: \$100,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,700,000.00

Anticipated TOTAL Project Costs: \$8,250,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Springfield

Jordan Valley Park TIF District

Contact Agency: Springfield
Contact Phone: 417-864-1094
Developer(s): John Q & Juanita K Hammons
Senate District: 30
House District: 137 & 140

Original Date Plan/Project Approved: 7/23/2000

Plan Description:

Revitalization of the area by demolition and land clearance, development of park, waterway, outdoor amphitheatre and other public places, ice skating facility, exposition hall, structured parking, minor league baseball stadium & hotel.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly / relo costs

Number of New Jobs:

Projected:	333	Actual to Date:	359
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Number of Retained Jobs:

Projected:	10	Actual to Date:	12
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Springfield

Jordan Valley Park TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$70,146.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$18,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$21,100,000.00

Anticipated TOTAL Project Costs: \$150,545,000.00

Financing Method: Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

Cook Road Corridor TIF

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): Greystone Partners Land Development, LLC

Senate District: 34

House District: 28

Original Date Plan/Project Approved: 3/24/2008

Plan Description:

Improvements to the Cook Rd. Woodbine Rd intersection, widening of Cook Rd, construction of a sanitary sewer & storm drainage systems & construction of 12-in. water main to support development of 350 single family homes & townhouses at the site.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate condition and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Cook Road Corridor TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$492,786.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,000.00

Other: \$4,269,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,781,786.00

Anticipated TOTAL Project Costs: \$18,617,786.00

Financing Method: Pay-as-you-go; Other bonding

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

East Hills Mall

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): MD Management, Inc.

Senate District: 34

House District: 28

Original Date Plan/Project Approved: 1/3/2008

Plan Description:

Improvements to the Belt Hwy and Frederick Blvd intersection including signalization, crosswalks, illuminated street signage, landscaping. Demo and/or renovate existing East Hills Mall building and construct new 'lifestyle' retail facilities.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	756
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St. Joseph
East Hills Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,279,936.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$50,000.00

Other: \$8,729,791.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,059,727.00

Anticipated TOTAL Project Costs: \$131,056,412.00

Financing Method: Pay-as-you-go; Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

EBR Enterprises, LLC / HHS Properties, Inc.

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): EBR Ent, LLC & HHS Properties, Inc.

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

Improvements to public infrastructure including road improvements to Blackwell Road and Belt Highway pursuant to a plan for redevelopment of the site into retail and office facilities.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	203	Actual to Date:	148
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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EBR Enterprises, LLC / HHS Properties, Inc.

Current anticipated estimated number of years to retirement:

St. Joseph

Mitchell Avenue Corridor

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): American Family Mutual Insurance Company

Senate District: 34

House District: 29

Original Date Plan/Project Approved: 6/5/2006

Plan Description:

Improvements to infrastructure and site prep for construction of a new regional headquarters building and grounds for American Family Life Insurance Company

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	400	Actual to Date:	36
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Number of Retained Jobs:

Projected:	825	Actual to Date:	825
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St. Joseph

Mitchell Avenue Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$347,667.91 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$347,667.91 Amount on Hand: \$347,667.91

Economic Activity Taxes:

Total received since inception: \$1,076.14 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,093,768.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$125,000.00

Other: \$53,905.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,272,673.00

Anticipated TOTAL Project Costs: \$33,427,829.00

Financing Method: Pay-as-you-go; Industrial Revenue Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

North County Development - Project #1

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): Bob Johnson / RED Development
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 8/1/2003

Plan Description:

Construction of a general retail shopping center of approximately 646,000sf with all necessary and pertinent improvements to and construction of infrastructure to support development

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	1640	Actual to Date:	1108
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Number of Retained Jobs:

Projected:	0	Actual to Date:	11
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St. Joseph

North County Development - Project #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$165,669.26 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,309,865.87 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,759,049.02 Amount on Hand: \$165,669.26

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$33,957,346.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,800,619.00

Other: \$1,139,035.00

Other: \$746,581.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,643,581.00

Anticipated TOTAL Project Costs: \$107,643,091.00

Financing Method: TIF bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

Ryan's Block - Uptown Redevelopment Project B

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): St. Joseph Restoration
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 12/4/2006

Plan Description:

Rehabilitation and restoration of the Ryan Block building in downtown St. Joseph. Plans include demolition of an existing building at 1125 Frederick Avenue for parking.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant infrastructure investment to construct adequate capacity to support the development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Ryan's Block - Uptown Redevelopment Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$309,766.86

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$317,766.86

Anticipated TOTAL Project Costs: \$858,945.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Stockyards Redevelopment

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): Triumph Foods, LLC
Senate District: 34
House District: 29

Original Date Plan/Project Approved: 10/27/2003

Plan Description:

Construction of approximately 550,000sf corporate headquarters and pork processing facility with an estimated value of \$130 million. Includes installation, repair, reconstruction and relocation of certain streets and utilities necessary for the developme

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	1000	Actual to Date:	2541
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Stockyards Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,094,580.08 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$50,916.55 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,450,000.00

Property Acquisition and Relocation Costs: \$5,600,000.00

Project Implementation Costs: \$150,000.00

Other: \$8,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,700,000.00

Anticipated TOTAL Project Costs: \$128,500,000.00

Financing Method: TIF bond; Industrial Revenue Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

St. Joseph

The Tuscany Towers

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): JSC Development
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 9/15/2005

Plan Description:

Rehabilitation of a currently existing structure and construction of several one to four-level commercial, retail and office buildings to include a hotel, restaurant and convenience store with parking and all necessary supporting infrastructure.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	1500	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

The Tuscany Towers

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,855,155.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$82,000.00

Other: \$2,962,845.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,900,000.00

Anticipated TOTAL Project Costs: \$138,841,965.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Third Street Hotel Development

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): HISJ Holdings, LLC

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 1/5/2004

Plan Description:

Redevelopment and renovation of an historic, 170-room hotel, including a national restaurant franchise and related site, façade and landscaping improvements.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market.

Number of New Jobs:

Projected:	132	Actual to Date:	95
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Third Street Hotel Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$61,358.28 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$372,815.96 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$219,369.82 Amount on Hand: \$61,358.28

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$493,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$100,000.00

Other: \$1,007,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,700,000.00

Anticipated TOTAL Project Costs: \$6,025,000.00

Financing Method: Pay-as-you-go; Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Louis

1001 Locust 352-108

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Kinloch, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation of the existing six-story commercial building at the location into approximately 6,000sf retail space and 45,400sf of office space.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	200	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,760,000.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

1133 Washington Avenue 352-48

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Washington Avenue Apartments, L.P.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of the former Days Inn Motel into 127 for rent apartment units, commercial space and related parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected:	8	Actual to Date:	8
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1133 Washington Avenue 352-48

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$34,545.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$34,545.00 Amount on Hand: \$34,545.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,100,000.00

Anticipated TOTAL Project Costs: \$9,900,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

1136 Washington Avenue 352-58

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): A.D. Brown Acquisition Corp, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

Plan Description:

Renovation of the historic, 9-story A.D. Brown Building for 89 condominiums and ground floor commercial and related parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected:	40	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1136 Washington Avenue 352-58

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$260,722.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$260,722.00 Amount on Hand: \$260,722.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,650,000.00

Anticipated TOTAL Project Costs: \$25,400,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

1141-51 S. 7th St. 'The Art of Living' 352-23

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Disper-Schmitt Properties, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/10/2002

Plan Description:

Renovation and adaptation of an historic 48,000sf industrial building for office use. Provided an expanded job source for the southern edge of the downtown area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	200	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1141-51 S. 7th St. 'The Art of Living' 352-23

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$922.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$161,151.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$88,322.00 Amount on Hand: \$922.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$6,542,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

1300 Convention Plaza 352-47

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Convention Plaza Apartments, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

Plan Description:

Renovation of a 78-year-old historic building into new loft housing facilities to compliment development of the city's downtown lofts district.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected:	5	Actual to Date:	5
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1300 Convention Plaza 352-47

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$33,154.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$32,884.00 Amount on Hand: \$32,884.00

Economic Activity Taxes:

Total received since inception: \$270.00 Amount on Hand: \$270.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$870,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

1312 Washington (Garment Row Lofts) 352-30

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 1312 Washington Avenue, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

6/16/2003

Plan Description:

Renovation and adaptive reuse of a 7-story, 36,250sf historic building for loft condos plus ground floor retail stores.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support the project.

Number of New Jobs:

Projected: 15

Actual to Date: 15

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

1312 Washington (Garment Row Lofts) 352-30

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$42,593.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$35,570.00 Amount on Hand: \$35,570.00

Economic Activity Taxes:

Total received since inception: \$7,023.00 Amount on Hand: \$7,023.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$3,211,132.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

1400 Washington Avenue/Sky House 352-96

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): No private sector developer specified

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

6/5/2007

Plan Description:

New construction of a 22-story condominium tower.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected: 50

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

1400 Washington Avenue/Sky House 352-96

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,500,000.00

Anticipated TOTAL Project Costs: \$67,700,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

1505 Missouri Avenue 352-21

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/5/2002

Plan Description:

Adaptive reuse of an historic church building for 12 condominium residential units. Upgrades a deteriorating church structure in the middle of an historic neighborhood.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1505 Missouri Avenue 352-21

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$17,505.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$65,356.00 Amount on Hand: \$3,075.00

Economic Activity Taxes:

Total received since inception: \$1,294.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$600,000.00

Anticipated TOTAL Project Costs: \$2,676,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

1900 Washington 352-107

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 1900 Retail Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 6/24/2008

Plan Description:

Rehabilitation of the existing commercial building at the location into approximately 26 residential units and 8,000sf of commercial space.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	28	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1900 Washington 352-107

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs:

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

1910 Locust Street 352-102

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): 1891 Locust, LLC
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 12/27/2007

Plan Description:

Renovation of the building located at 1910 Locust Street for the relocation of Paradowski Creative which will occupy about 24,352sf. The remaining space of about 4,623sf will be used for retail and restaurant/coffee house space at \$14sf rental.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	35	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1910 Locust Street 352-102

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$8,756,326.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

2200 Gravois 352-85

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 2200 Gravois, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/3/2006

Plan Description:

Rehabilitation of a historic structure into mixed-use commercial and residential uses.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3.00 Amount on Hand: \$3.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

3800 Park Avenue 352-12

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Park Avenue Management, LLC
Senate District: 5
House District: 64

Original Date Plan/Project Approved: 8/1/2001

Plan Description:

Redevelopment of a two-story, 24,000sf building to suit the needs of a high technology company with investment of \$1.3 million. Developer would lease unneeded space to other complimentary high tech businesses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	20	Actual to Date:	30
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Number of Retained Jobs:

Projected:	30	Actual to Date:	22
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St. Louis

3800 Park Avenue 352-12

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$26,481.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$38,940.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$390,000.00

Anticipated TOTAL Project Costs: \$1,300,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

410 N. Jefferson Lofts 352-45

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 410 N. Jefferson, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of a 5-story, 85,000sf warehouse building into 49 condominium units with related parking

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected:	5	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

410 N. Jefferson Lofts 352-45

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$21,818.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$126,085.00 Amount on Hand: \$21,818.00

Economic Activity Taxes:

Total received since inception: \$455.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,525,000.00

Anticipated TOTAL Project Costs: \$12,800,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

4100 Forest Park 352-86

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Acme Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/24/2006

Plan Description:

Rehabilitation of a circa 1921 warehouse building into mixed-use commercial, office and residential.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	125	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

4100 Forest Park 352-86

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$48,673.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$47,992.00 Amount on Hand: \$47,992.00

Economic Activity Taxes:

Total received since inception: \$681.00 Amount on Hand: \$681.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,500,000.00

Anticipated TOTAL Project Costs: \$39,400,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

4200 Laclede Avenue 352-19

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): A.C. Murphy Properties & Development

Senate District: 5

House District: 64

Original Date Plan/Project Approved:

6/20/2002

Plan Description:

Renovation of the 4200 Laclede Building into 18 new condominium units. This project preserves a historical building and increases the tax base and revenues for the city and will serve as a catalyst for private investment in the CWE.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$925,400.00

Anticipated TOTAL Project Costs: \$6,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

4391-99 West Pine Condos 352-10

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 110 N. Condominium, LLC (Westin Group)

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 2/10/2000

Plan Description:

Construction of 12 residential units and 24 parking spaces and necessary improvements to West Pine Boulevard.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

4391-99 West Pine Condos 352-10

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$380,387.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$200,000.00

Property Acquisition and Relocation Costs: \$175,000.00

Project Implementation Costs: \$0.00

Other: \$25,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$400,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

4548 West Pine Condominiums 352-5

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): West Pine Court, LLC (Westin Group)

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 12/22/1997

Plan Description:

Demolition of a long unoccupied highrise nursing home and construction of 15 townhouses. The neighborhood eliminated an eyesore and exchanged it for an attractive residential complex, with homes ranging from \$250,000 to \$420,000.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

4548 West Pine Condominiums 352-5

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$508,232.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$300,000.00

Anticipated TOTAL Project Costs: \$3,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 0

St. Louis

5700 Arsenal 352-60

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): The 5700 Property, LLC

Senate District: 4

House District: 65

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

\$15 million redevelopment of the area. The project involves the demolition of the former Truman Center facility and construction of approximately 34 single-family homes and 22 town homes.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$22,420.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$22,420.00 Amount on Hand: \$22,420.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,340,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

5819 Delmar Housing 352-80C

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 5819 Delmar Loop, LLC

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

Acquisition, clearance and improvement of the site and construction of approximately 36 new residential units.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

5819 Delmar Housing 352-80C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,416.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,416.00 Amount on Hand: \$2,416.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,100,000.00

Anticipated TOTAL Project Costs: \$19,600,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

600 Washington Av/St. Louis Centre/Dillards 352-88

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Spinnaker Corporation
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 8/3/2006

Plan Description:

Conversion of the old St. Louis Centre Mall into residential and commercial uses. The building exterior will be completely changed to a more updated look. The office tower will be rehabbed and brought up to current standards.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	500	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

600 Washington Av/St. Louis Centre/Dillards 352-88

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,909.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$391,359.00 Amount on Hand: \$953.00

Economic Activity Taxes:

Total received since inception: \$2,956.00 Amount on Hand: \$2,956.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,300,000.00

Anticipated TOTAL Project Costs: \$109,906,221.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

920 Olive/1000 Locust 352-24

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 920/1000, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2002

Plan Description:

Adaptation of two historic buildings for 44 apartment residential units plus ground floor retail and parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	49	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

920 Olive/1000 Locust 352-24

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$191.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$123,004.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$91,718.00 Amount on Hand: \$191.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,667,732.00

Anticipated TOTAL Project Costs: \$18,277,761.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Adler Lofts 352-49

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Adler Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/6/2004

Plan Description:

The buildings located at 2021-2101 Washington Avenue have been renovated into 32 loft condominium units with commercial space and related parking. The project size is 52,461sf.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected:	40	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Argyle Redevelopment Plan 352-07

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Treasurer of the City of St. Louis, Missouri

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 12/17/1998

Plan Description:

TIF is being used to back bonds issued by the Treasurer of St. Louis city to build the Argyle Garage to serve the surrounding commercial district, including the renovated Chase Park Plaza Apartments and Hotel.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	25	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Argyle Redevelopment Plan 352-07

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$569,492.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$3,094,867.00 Amount on Hand: \$267,837.00

Economic Activity Taxes:

Total received since inception: \$3,999,676.00 Amount on Hand: \$301,655.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$12,200,000.00

Financing Method: TIF notes & Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Army Ammunition Plant 352-72

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Goodfellow Acquisition, Inc.

Senate District: 4

House District: 57

Original Date Plan/Project Approved:

8/3/2005

Plan Description:

The proposed project was to be comprised of a big box home improvement store of approximately 137,000sf, 19,500sf retail space and a 4,000sf outparcel suitable for a restaurant. Depending on market conditions other development may occur.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected: 168

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,600,000.00

Anticipated TOTAL Project Costs: \$22,609,833.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Automobile Row 352-52

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Renaissance Development Associates, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

Plan Description:

Renovation of nine properties into residential, office, commercial and parking uses.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	30	Actual to Date:	45
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$208,690.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$184,382.00 Amount on Hand: \$184,382.00

Economic Activity Taxes:

Total received since inception: \$24,308.00 Amount on Hand: \$24,308.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$34,200,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Ballpark Lofts 352-84

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Ballpark Lofts I, II & III, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Renovation and rehabilitation of three buildings in the Cupples Station complex in downtown St. Louis.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	350	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ballpark Lofts 352-84

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$48,408.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$45,138.00 Amount on Hand: \$45,138.00

Economic Activity Taxes:

Total received since inception: \$3,270.00 Amount on Hand: \$3,270.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,000,000.00

Anticipated TOTAL Project Costs: \$71,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Barton Street 352-44

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Tabernacle Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of a 3-story, 26,000sf church and school property into 14 loft condominiums.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected:	2	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$58,816.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$57,937.00 Amount on Hand: \$57,937.00

Economic Activity Taxes:

Total received since inception: \$879.00 Amount on Hand: \$879.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$370,000.00

Anticipated TOTAL Project Costs: \$2,800,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Bee Hat Building 352-76

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): BHAT Development, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/9/2005

Plan Description:

Renovation of the historic Bee Hat Building into a mixed-use facility featuring 1st floor commercial space and 36 1-2 bedroom market-rate apartments.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	22	Actual to Date:	22
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Bee Hat Building 352-76

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$45,551.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$45,551.00 Amount on Hand: \$45,551.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$11,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Bottle District 352-59

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): BDL, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

Plan Description:

Renovation and new construction in eight blocks north of the Edward Jones Dome and west of Laclede's Landing for entertainment, commercial and residential uses.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	1400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Bottle District 352-59

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$16,872.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$7,544.00 Amount on Hand: \$7,544.00

Economic Activity Taxes:

Total received since inception: \$9,328.00 Amount on Hand: \$9,328.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$41,900,000.00

Anticipated TOTAL Project Costs: \$226,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Carondelet South-District #1 352-110a

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation of a former Coca-Cola syrup manufacturing plant at 8125 Michigan Ave into approximately 78 Market-rate apartments and 22,000sf commercial space and construction on vacant land of approximately 16 redidential units.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	110	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Carondelet South-District #1 352-110a

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,016,080.00

Anticipated TOTAL Project Costs: \$25,521,669.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Carondelet South-District #2 352-110b

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation of the former Carondelet School into approximately 10 market-rate apartments and the construction of approximately 20 market-rate units on adjacent unused playground.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	10	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Carondelet South-District #2 352-110b

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,130,405.00

Anticipated TOTAL Project Costs: \$6,622,777.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Carondelet South-District #3 352-110c

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

7/28/2008

Plan Description:

Rehabilitation of approximately 9 market-rate apartments, and approximately 18,000sf commercial space and the construction of approximately 124 market-rate apartments.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected: 90

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Carondelet South-District #3 352-110c

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,707,498.00

Anticipated TOTAL Project Costs: \$14,897,455.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Carondelet South-District #4 352-110d

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

7/28/2008

Plan Description:

Rehabilitation of the property into approximately 8 market-rate apartments and approximately 8,520sf of commercial space.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected: 42

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Carondelet South-District #4 352-110d

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$721,498.00

Anticipated TOTAL Project Costs: \$2,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Catlin Townhomes 352-41

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Rothschild Winzerling, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

3/30/2004

Plan Description:

Construction of seven new attached townhouses on vacant land.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Catlin Townhomes 352-41

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,237.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$8,921.00 Amount on Hand: \$8,921.00

Economic Activity Taxes:

Total received since inception: \$316.00 Amount on Hand: \$316.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$422,000.00

Anticipated TOTAL Project Costs: \$2,814,460.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Center for Emerging Technologies/Doris Wing 352-11

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Doris Building, LP

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 12/17/1999

Plan Description:

Acquisition and renovation of an historic, 50,000sf building, known as the Doris Property to provide expansion space for the Center for Emerging Technology's tenants and other start-up technology firms.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	140	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$400,811.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$474,031.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$400,000.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Chouteau/Compton Industrial Center 352-6

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Chouteau Compton, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/23/1999

Plan Description:

A cleaned-up former industrial site to house a new 275,000sf office and industrial complex. Phase 1, a 40,000sf office building is completed.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	200	Actual to Date:	200
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Chouteau/Compton Industrial Center 352-6

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$49.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$420,765.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$174,964.00 Amount on Hand: \$49.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,600,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Chouteau/Newstead 352-100

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Saaman Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 12/27/2007

Plan Description:

Redevelopment of a vacant 1.4 acre site into 28 new residential townhomes of about 1,800sf each.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,050,000.00

Anticipated TOTAL Project Costs: \$8,275,802.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Convention Center Hotel 352-03

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): HRI

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/13/1999

Plan Description:

Rehabilitate two historic hotel buildings, add a new hotel tower, ballrooms, retail and parking garage complex adjacent to the Americas Center/Edward Jones Dome. Project involved the former Lennox and Statler hotel buildings.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	1000	Actual to Date:	600
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Convention Center Hotel 352-03

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$57,702.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$13,068,860.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,040,316.00 Amount on Hand: \$57,702.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$50,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,500.00

Anticipated TOTAL Project Costs: \$276,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Cupples Station 352-02

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): McCormick Baron & Associates
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 3/18/1991

Plan Description:

Phase 1: 256-room Westin Hotel. Phase 2: 750-space parking garage. Phase 3: 190 apartments plus retail in two buildings of the historic complex.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	3000	Actual to Date:	500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$84,774.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$3,378,135.00 Amount on Hand: \$77.00

Economic Activity Taxes:

Total received since inception: \$1,530,586.00 Amount on Hand: \$84,697.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,500,000.00

Anticipated TOTAL Project Costs: \$198,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

St. Louis

Delmar East Loop 352-80D

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Loop TIF, Inc.

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

Acquisition of property and construction of public improvements including public parking, streetscape refinements, lighting, transportation infrastructure development and roadway improvements.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Delmar East Loop 352-80D

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$174,256.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$19,812.00 Amount on Hand: \$19,812.00

Economic Activity Taxes:

Total received since inception: \$154,444.00 Amount on Hand: \$154,444.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$6,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Dogtown Walk 352-62

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Saaman Development, LLC

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

Construction of 10 residential townhouse units of approximately 1,900sf each at a total cost of about \$2.7 million.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Dogtown Walk 352-62

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,686.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$14,686.00 Amount on Hand: \$14,686.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$415,000.00

Anticipated TOTAL Project Costs: \$2,700,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Dr. Martin Luther King Plaza 352-18

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Page Partners, LLC
Senate District: 5
House District: 60

Original Date Plan/Project Approved: 3/18/2002

Plan Description:

Construction of a 43,000sf retail strip center at the 3-way intersection of N. Grand Boulevard, Dr. Martin Luther King Drive and Page Boulevard. The project is anchored by a 13,000sf Save-A-Lot grocery store and is 100% leased.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	100	Actual to Date:	100
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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St. Louis

Dr. Martin Luther King Plaza 352-18

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$25,743.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$333,282.00 Amount on Hand: \$107.00

Economic Activity Taxes:

Total received since inception: \$449,553.00 Amount on Hand: \$25,636.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,250,000.00

Anticipated TOTAL Project Costs: \$7,000,000.00

Financing Method: Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

East Bank Lofts 352-64

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): CHD Design Development, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

Reconstruction to transform an underperforming commercial property into new commercial spaces on the first two floors and residential apartments/condominiums on floors 3 through 8 with parking located below grade in the building's basement.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	25	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

East Bank Lofts 352-64

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,755.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$23,755.00 Amount on Hand: \$23,755.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,414,000.00

Anticipated TOTAL Project Costs: \$11,037,820.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Edison Brothers Warehouse 352-8

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Breckenridge Edison Development, LC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/23/1999

Plan Description:

Conversion of an unoccupied historic warehouse building into a 300-room Sheraton Hotel with four levels of parking and recreational/meeting facilities. The top floors are not part of the TIF and were converted into 76 for sale condominium units.

Plan/Project Status: Fully operational

Area Type: Blight & Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	300	Actual to Date:	300
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Edison Brothers Warehouse 352-8

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,231.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$3,368,731.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,005,177.00 Amount on Hand: \$7,231.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,170,804.00

Property Acquisition and Relocation Costs: \$2,301,000.00

Project Implementation Costs: \$578,196.00

Other: \$250,000.00

Other: \$150,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,450,000.00

Anticipated TOTAL Project Costs: \$55,000,000.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Ely Walker Lofts 352-73

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Orchard Development Group

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/5/2005

Plan Description:

The project consists of the conversion of a seven story historic building into 168 residential units, commercial space and parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extrarodinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	110	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ely Walker Lofts 352-73

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$152,798.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$152,505.00 Amount on Hand: \$152,505.00

Economic Activity Taxes:

Total received since inception: \$293.00 Amount on Hand: \$293.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$44,200,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Euclid / Buckingham Garage 352-81

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Treasurer, City of St. Louis, Missouri
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 3/22/2006

Plan Description:

Construction of a parking garage with 130-140 parking spaces. Not part of the TIF is a companion development of 45 loft residential condominium units above the garage and approximately 6100sf of street-level retail space.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	3	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Euclid / Buckingham Garage 352-81

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$102.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$102.00 Amount on Hand: \$102.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,300,000.00

Anticipated TOTAL Project Costs: \$5,207,000.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Fashion Square Lofts-1301 Washington 352-37

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Fashion Square, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 7/23/2004

Plan Description:

Renovation of an existing eleven-story historic structure for 122,400sf of residential use in 96 condominium units, and approximately 48,600sf commercial and retail uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	30	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Fashion Square Lofts-1301 Washington 352-37

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$408,851.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$352,025.00 Amount on Hand: \$352,025.00

Economic Activity Taxes:

Total received since inception: \$82,277.00 Amount on Hand: \$56,826.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$29,262,334.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Gaslight Square East 352-51

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Gaslight Square Place III, LLC

Senate District: 4

House District: 58

Original Date Plan/Project Approved: 12/21/2004

Plan Description:

Construct public improvements to support construction of 44 townhouses and to clear a lot for a condo development in addition to two buildings for later development.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Gaslight Square East 352-51

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,455.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$143,780.00 Amount on Hand: \$14,455.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$19,450,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Georgian Square 352-36 (RPA 3-1)

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Gilded Age/Komen Properties
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 7/23/2003
Plan Description:
Information not provided

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Georgian Square 352-36 (RPA 3-1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$26,183.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$194,836.00 Amount on Hand: \$24,356.00

Economic Activity Taxes:

Total received since inception: \$9,172.00 Amount on Hand: \$1,827.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,000,000.00

Anticipated TOTAL Project Costs: \$24,068,124.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

GEW Lofts 352-92

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): The George E. Walsh Building, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

2/13/2007

Plan Description:

Rehabilitate five buildings collectively known as the George E. Walsh Building into residential and commercial uses.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected: 100

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$409.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$409.00 Amount on Hand: \$409.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$19,200,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Grace Lofts

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): McGowan Brothers Development, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/25/2003

Plan Description:

Redevelopment of the 60,000sf, 8-story Grace Building into 24 loft apartments with first and second floor commercial space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	76	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$515.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$128,884.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$97,429.00 Amount on Hand: \$515.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$9,793,045.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Grand & Shenandoah 352-94

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): First & Main Properties, LLC
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 2/26/2007

Plan Description:

The project will involve construction of a new mixed-use commercial building with 14,000sf retail and 16,000sf office space. The second part of the project calls for rehabilitation of the Pelican Building on the site into retail space.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	125	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$7,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Grand Center 352-20

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Grand Center, Inc.
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 2/25/2003

Plan Description:

A TIF district to engage some 20-30 interrelated arts, entertainment, commercial and residential projects. The projects support the city's performing arts center and arts district connecting the downtown with the Central West End neighborhood.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	3900	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Grand Center 352-20

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$96,438.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,124,151.00 Amount on Hand: \$18,796.00

Economic Activity Taxes:

Total received since inception: \$1,828,739.00 Amount on Hand: \$76,642.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$80,000,000.00

Anticipated TOTAL Project Costs: \$450,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Gravois Plaza 352-13

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Kimco Realty Corporation
Senate District: 5
House District: 67

Original Date Plan/Project Approved: 11/30/2001

Plan Description:

Demolition of the existing Gravois Plaza. Reconstruction of a new, modern retail center, anchored by a 125,000sf Shop 'n Save supermarket with adjacent retail shops.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	120	Actual to Date:	200
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Number of Retained Jobs:

Projected:	102	Actual to Date:	102
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St. Louis

Gravois Plaza 352-13

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,801.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$678,849.00 Amount on Hand: \$387.00

Economic Activity Taxes:

Total received since inception: \$1,181,593.00 Amount on Hand: \$8,414.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,049,000.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Hampton Inn At The Highlands

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Hampton Hotel, LLC

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 3/21/2004

Plan Description:

Construction of a new, 118-room hotel and restaurant on vacant land at the site of the former St. Louis Arena.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	50	Actual to Date:	178
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Hampton Inn At The Highlands

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$54,754.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$322,814.00 Amount on Hand: \$54,435.00

Economic Activity Taxes:

Total received since inception: \$12,390.00 Amount on Hand: \$319.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$14,036,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Jefferson Arms 352-87

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): No private sector developer specified

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/3/2006

Plan Description:

Rehabilitation of the existing residential structure into a mixed-use facility.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,750,000.00

Anticipated TOTAL Project Costs: \$80,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Laclede Power House 352-101

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Metropolitan Development-Laclede Power, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/27/2008

Plan Description:

Renovation of the 4-story structure of approximately 74,825sf to include first floor commercial/entertainment venue and about 50,124sf office space. Project will also include an outdoor music venue and improvements to the Riverfront Bike Trail.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	150	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Laclede Power House 352-101

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,200,000.00

Anticipated TOTAL Project Costs:

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Lafayette Square Historic District 352-14

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Near Southside Improvement Corporation
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 12/28/2001

Plan Description:

Implementation of the Lafayette Square Neighborhood Plan by restoring vacant buildings and sites, improving access, circulation and parking. Improvements to streets, sidewalks, parks and neighborhood services and amenities.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	350	Actual to Date:	300
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Number of Retained Jobs:

Projected:	75	Actual to Date:	75
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St. Louis

Lafayette Square Historic District 352-14

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39,318.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$398,110.00 Amount on Hand: \$36,489.00

Economic Activity Taxes:

Total received since inception: \$736,626.00 Amount on Hand: \$2,829.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,040,250.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

LaSalle Building 352-111

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): LaSalle Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation of a 13-story building into approximately 1,750sf retail space on the first floor and approximately 30,250sf of office space on floors 2-13.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	127	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

LaSalle Building 352-111

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$6,609,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Leather Trades Building 352-99

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): No private sector developer specified

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/7/2007

Plan Description:

Rehabilitation of a former warehouse into commercial and residential uses. The project calls for 59 residential units with the first floor being reserved for commercial.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	20	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Leather Trades Building 352-99

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,850,000.00

Anticipated TOTAL Project Costs: \$23,100,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Lindell Condominiums 352-79

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Opus NWR Development, LLC
Senate District: 4
House District: 64

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

Acquisition and demolition of the existing building located in the area and construction of a full-amenity high rise tower with approximately 200 condominiums, parking and retail.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	30	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Lindell Condominiums 352-79

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$48,888.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$48,466.00 Amount on Hand: \$48,466.00

Economic Activity Taxes:

Total received since inception: \$422.00 Amount on Hand: \$422.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,200,000.00

Anticipated TOTAL Project Costs: \$95,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Loop Hotel 352-80A

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Loop Hotel, LLC

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

Complete redevelopment of the former funeral home and expansion into a 120-room hotel.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	65	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Loop Hotel 352-80A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,848.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$7,848.00 Amount on Hand: \$7,848.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,100,000.00

Anticipated TOTAL Project Costs: \$19,600,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Louderman Building 352-25

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Louderman Building, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2002

Plan Description:

Adaptive reuse of a multi-level building for condominiums, three floors of office spaces and ground floor retail plus parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	137	Actual to Date:	85
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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St. Louis

Louderman Building 352-25

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,089.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$319,945.00 Amount on Hand: \$6,564.00

Economic Activity Taxes:

Total received since inception: \$123,919.00 Amount on Hand: \$525.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Loughborough Commons 352-61

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): The Desco Group/Loughborough Commons, LLC

Senate District: 1

House District: 108

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

Construction of a Schnuck's supercenter of approximately 63,000sf, a national home improvement retailer of approximately 116,000sf (plus garden and nursery center & lumber yard) and additional general retail of up to 50,000sf.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	300	Actual to Date:	300
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Loughborough Commons 352-61

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$126,002.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$180,872.00 Amount on Hand: \$1,048.00

Economic Activity Taxes:

Total received since inception: \$1,042,588.00 Amount on Hand: \$124,954.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,000,000.00

Anticipated TOTAL Project Costs: \$40,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Ludwig Lofts 352-53

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Ludwig Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/22/2006

Plan Description:

Rehabilitation of two historic downtown buildings into first floor retail and condominiums in the upper floors.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	52	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ludwig Lofts 352-53

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,480.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$14,480.00 Amount on Hand: \$14,480.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$850,000.00

Anticipated TOTAL Project Costs: \$7,100,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Magnolia-Thurman 352-103

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Magnolia-Thurman, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 4/24/2008

Plan Description:

Renovation and rehabilitation of the building and adjacent lot into approximately 24 residential condominium units and related parking.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$520,000.00

Anticipated TOTAL Project Costs: \$4,316,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Marquette Building 352-57

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): TLG Marquette, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

Plan Description:

Renovation of an historic 21-story building into 81 residential condos, 35 apartments, a YMCA and other ground floor and lower level commercial uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	81	Actual to Date:	81
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Marquette Building 352-57

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$324,954.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$314,185.00 Amount on Hand: \$314,185.00

Economic Activity Taxes:

Total received since inception: \$10,769.00 Amount on Hand: \$10,769.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$54,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Maryland Plaza North 352-7p1

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Rothschild Development, LTD

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of seven townhomes on 14 lots into approximately 20 condominiums.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$84,827.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$84,445.00 Amount on Hand: \$84,445.00

Economic Activity Taxes:

Total received since inception: \$282.00 Amount on Hand: \$282.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,030,000.00

Anticipated TOTAL Project Costs: \$10,200,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Maryland Plaza South 352-7p2

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Koplar Properties, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Redevelopment of a former Saks store and Medical Arts Building and Greenberg Gallery into commercial and retail/office facilities.

Plan/Project Status: Fully operational

Area Type: Blight & Conservation

But for Determination:

Unusual/extraordinary costs made the project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$963.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$159,111.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$37,138.00 Amount on Hand: \$963.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,850,000.00

Anticipated TOTAL Project Costs: \$16,800,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Mississippi Place

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

Plan Description:

Construction of 16 new townhomes including off-street parking in the Project Area.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Mississippi Place

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,020.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,925.00 Amount on Hand: \$2,925.00

Economic Activity Taxes:

Total received since inception: \$95.00 Amount on Hand: \$95.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$825,000.00

Anticipated TOTAL Project Costs: \$4,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Moon Brothers Carriage Lofts 352-67

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Loftworks, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/3/2005

Plan Description:

Renovation and conversion of a five-story building into 43 residential condominiums and two commercial units and the construction of a parking structure on the adjoining lot to the west of the building.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	10	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Moon Brothers Carriage Lofts 352-67

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$72,164.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$10,675,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Nadira Place 352-104

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Kwame Building Group, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 12/27/2007

Plan Description:

New construction of a 7-story multi-use building. The development will consist of 24,000sf commercial space, 6,000sf residential space, 3,000sf retail space and 9,000sf of off-street parking.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	108	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Nadira Place 352-104

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,175,000.00

Anticipated TOTAL Project Costs: \$10,559,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Old Post Office Building 352-15

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Old Post Office Developers, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 7/23/2008

Plan Description:

Renovation of the 5-level historic Old Post Office building, acquired from the GSA and developed for office and retail, and includes the Missouri Court of Appeals and a satellite campus of Webster University and 1,058 parking spaces.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	300	Actual to Date:	330
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Old Post Office Building 352-15

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$252,039.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,655,220.00

Anticipated TOTAL Project Costs: \$34,950,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Packard Lofts 352-74

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Packard Lofts, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 8/9/2005

Plan Description:

Renovation and rehabilitating the existing 4-story historic building for the development of 35 residential condominium units with first floor retail.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	20	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Packard Lofts 352-74

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$44,598.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$44,598.00 Amount on Hand: \$44,598.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$7,800,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Page Partners III / Walgreens 352-89

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Page Partners III

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

11/7/2006

Plan Description:

Construction of a 14,738sf Walgreens and related parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected: 0

Actual to Date: 50

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$441.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$441.00 Amount on Hand: \$441.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$5,126,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Park Pacific 352-90

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Parkside Tower, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/3/2006

Plan Description:

Rehabilitation of the old Union Pacific Building into residential apartments.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	330	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Park Pacific 352-90

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$96,119.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$96,092.00 Amount on Hand: \$96,092.00

Economic Activity Taxes:

Total received since inception: \$27.00 Amount on Hand: \$27.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,460,000.00

Anticipated TOTAL Project Costs: \$125,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Paul Brown/Arcade Building 352-26

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): No private sector developer specified

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/10/2002

Plan Description:

Adaptive reuse of the Paul Brown Building for construction of 222 apartments, ground floor retail and parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	160	Actual to Date:	105
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Paul Brown/Arcade Building 352-26

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$485,294.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,264,200.00

Anticipated TOTAL Project Costs: \$143,138,400.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Pet Building 352-65

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Balke Brown Associates
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 8/9/2005

Plan Description:

Conversion of the old Pet Foods Building into 118 residential units and approximately 8,500sf commercial usage. Total project cost is expected to be \$40,495,000.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	25	Actual to Date:	5
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Pet Building 352-65

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,322.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$211,393.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,409.00 Amount on Hand: \$2,322.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$40,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Printer's Lofts-1601-27 Locust St. 352-32

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Printer's Lofts, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 7/23/2004

Plan Description:

RPA-1: Renovation of two existing structures for 17,500sf ground floor commercial, 121,725sf residential in 74 loft condominiums, plus parking. RPA-2: Construction of a mixed-use building on remainder of the site.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	5	Actual to Date:	5
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Printer's Lofts-1601-27 Locust St. 352-32

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,667.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$339,667.00 Amount on Hand: \$10,667.00

Economic Activity Taxes:

Total received since inception: \$20,246.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,880,000.00

Anticipated TOTAL Project Costs: \$26,502,500.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Railway Lofts-1619 Washington Ave 352-39

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 1619 Washington, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 3/10/2004

Plan Description:

Renovation of an existing, historic 96,000sf, 9-story building for ground floor commercial and 41 residential condominiums.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	5	Actual to Date:	5
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Railway Lofts-1619 Washington Ave 352-39

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,225.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$233,615.00 Amount on Hand: \$4,223.00

Economic Activity Taxes:

Total received since inception: \$7,288.00 Amount on Hand: \$2.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,583,379.00

Anticipated TOTAL Project Costs: \$13,216,575.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Scullin Redevelopment/St. Louis Market Place 352-1

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Coast Commercial
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 7/19/1990

Plan Description:

Construction of a \$43 million, 461,000sf 'power center' retail facility plus four out-parcels supported by 2,450 parking spaces on 52 acres. Demolition of the old Rolling/Mill Steel Company and relocation of railroad tracks for site access.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	500	Actual to Date:	200
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Scullin Redevelopment/St. Louis Market Place 352-1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,126.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$10,944,652.00 Amount on Hand: \$3,126.00

Economic Activity Taxes:

Total received since inception: \$10,506,726.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,000,000.00

Anticipated TOTAL Project Costs: \$43,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

St. Louis

Security Building 352-40

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Security Building Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 3/10/2004

Plan Description:

Renovation of an existing 128,000sf, 11-story historic building for office and retail uses.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual and extraordinary costs made the project financially unfeasible in the market.

Number of New Jobs:

Projected:	200	Actual to Date:	81
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Number of Retained Jobs:

Projected:	200	Actual to Date:	150
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St. Louis

Security Building 352-40

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,399.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$386,095.00 Amount on Hand: \$29,399.00

Economic Activity Taxes:

Total received since inception: \$108,468.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$13,201,397.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Shenandoah Place-2303-11 Minnesota Ave 352-42

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Minnesota Development Partners, LLC

Senate District: 5

House District: 59

Original Date Plan/Project Approved: 3/30/2004

Plan Description:

Renovation of three, two story buildings into six for-sale condominiums.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Shenandoah Place-2303-11 Minnesota Ave 352-42

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$28,784.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$28,259.00 Amount on Hand: \$28,259.00

Economic Activity Taxes:

Total received since inception: \$525.00 Amount on Hand: \$525.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$231,540.00

Anticipated TOTAL Project Costs: \$1,549,416.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Soulard Market Apartments - 1535 S. 8th St 352-34

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Carriage Apartments, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

7/23/2004

Plan Description:

Renovation of the 5-story Welsch Baby Carriage Building into 127,032sf residential in 132 apartments and 23,618sf of commercial parking plus residential parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected: 5

Actual to Date: 15

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Soulard Market Apartments - 1535 S. 8th St 352-34

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$354.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$281,178.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$30,471.00 Amount on Hand: \$354.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,400,000.00

Anticipated TOTAL Project Costs: \$29,226,315.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Southside National Bank 352-75

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Southside National LLC

Senate District: 4

House District: 67

Original Date Plan/Project Approved: 8/9/2005

Plan Description:

Conversion of the National Bank Building into commercial space and residential units.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	50	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$16,456.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$16,456.00 Amount on Hand: \$16,456.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$6,700,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Southtown TIF 352-31

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Developers Diversified Realty Co. (DDR)

Senate District: 4

House District: 66

Original Date Plan/Project Approved: 7/23/2004

Plan Description:

Construction of approximately 97,000sf retail facility including two strips centers and three out parcel developments.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	200	Actual to Date:	200
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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St. Louis

Southtown TIF 352-31

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$95,251.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$315,426.00 Amount on Hand: \$131.00

Economic Activity Taxes:

Total received since inception: \$717,362.00 Amount on Hand: \$95,120.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,825,000.00

Property Acquisition and Relocation Costs: \$3,975,000.00

Project Implementation Costs: \$1,700,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Station G Apartments 352-106

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Hepfner, Smith, Airhart & Day, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

6/24/2008

Plan Description:

The development will consist of 201 new residential apartments and approximately 3,300sf commercial space on 2.83 acres at 4455 Chouteau Avenue, on the northeast corner of Chouteau Avenue and Taylor Avenue.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected: 10

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Station G Apartments 352-106

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,900,000.00

Anticipated TOTAL Project Costs: \$28,085,100.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

Switzer Building 352-69

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Clarinet, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/5/2005

Plan Description:

Project intended to renovate a five-story building into 25 residential condominiums and commercial space and related parking. The project was cancelled due to severe storm damage which caused the building to collapse in July 2006.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,040,000.00

Anticipated TOTAL Project Costs: \$10,900,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Syndicate Trust Building 352-77

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Syndicate Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 1/18/2006

Plan Description:

Renovation and rehabilitation of the Syndicate Trust Building providing 91 for-sale residential condominiums, 84 loft-style rental apartment units plus office and retail development.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	50	Actual to Date:	15
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Syndicate Trust Building 352-77

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$107,418.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$103,903.00 Amount on Hand: \$103,903.00

Economic Activity Taxes:

Total received since inception: \$3,515.00 Amount on Hand: \$3,515.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,200,000.00

Anticipated TOTAL Project Costs: \$81,775,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Tech Electronics 352-17

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): Tech Electronics, Inc.
Senate District: 4
House District: 64

Original Date Plan/Project Approved: 2/21/2002

Plan Description:

Construction of a 7,000sf one story office building, capable of being elevated to three stories. The project will allow Tech Electronics continued growth of its facilities and operations. The company will create up to 45 permanent \$55-\$65K jobs.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	45	Actual to Date:	45
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Number of Retained Jobs:

Projected:	160	Actual to Date:	160
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$102,509.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$37,477.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$900,000.00

Anticipated TOTAL Project Costs: \$4,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Terra Cotta Annex & Garage

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 1501 Locust Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

6/16/2003

Plan Description:

This project rehabs a building adjacent to the already built Terra Cotta Loft Condominiums Project to provide an additional 75 condominiums. The construction of a parking garage to serve the 175 total units, and additional public parking is included.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected: 76

Actual to Date: 60

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Terra Cotta Annex & Garage

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,450.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$394,201.00 Amount on Hand: \$9,295.00

Economic Activity Taxes:

Total received since inception: \$113,883.00 Amount on Hand: \$155.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$24,398,026.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

The Cloisters - 2500 S. 18th St. 352-35

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Restoration St. Louis, Inc.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/23/2004

Plan Description:

Renovation of a 27,000sf historic building complex originally used as a religious convent and more recently as a nursing home, into 21 apartments with on-site parking.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Cloisters - 2500 S. 18th St. 352-35

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$59,814.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$59,814.00 Amount on Hand: \$59,814.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$510,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

The Foundry 352-95

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 1911 Locust Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 5/30/2007

Plan Description:

Rehabilitation of a former industrial building into twelve residential condominiums.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	10	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$117.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$117.00 Amount on Hand: \$117.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$400,000.00

Anticipated TOTAL Project Costs: \$4,300,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

The Georgian at City Hospital 352-36

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): City Hospital Development, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 7/23/2004

Plan Description:

Renovation of an abandoned 5-story, 153,000sf built in 1912 for development of 101 residential condominiums (RPA 1). Other buildings in the complex and vacant land around the main building will be developed for multi-uses as future projects RPA2 & RPA3)

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of:

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,682,839.00

Anticipated TOTAL Project Costs: \$24,439,839.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

The Laurel/555 Washington 352-109

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Dillards Building, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

Rehabilitation and redevelopment of the former Dillard's Building into retail, restaurant, apartment, 212-room hotel and residential condominiums with parking, to be known as "The Laurel"

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	340	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,851,069.00

Anticipated TOTAL Project Costs: \$182,051,185.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis

The Loop Center North 352-80B

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Loop Center North, LLC

Senate District: 4

House District: 57

Original Date Plan/Project Approved: 1/3/2006

Plan Description:

Construction of a two story brick building containing a total of 33,600sf for retail and office uses.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	71	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Loop Center North 352-80B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$905,000.00

Project Implementation Costs: \$245,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$7,200,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

The Union Club 352-83

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/22/2006

Plan Description:

A new mixed-use construction that will consist of commercial, residential and office spaces. The plan calls for 39 residential units, 6,000sf commercial and 8,000sf office space.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$798.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$798.00 Amount on Hand: \$798.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,900,000.00

Anticipated TOTAL Project Costs: \$11,100,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

The Villas of St. Louis 352-70

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Hepfner, Smith, Airhart & Day, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

8/5/2005

Plan Description:

Creation of 196 residential units and 16,000sf commercial space.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected: 30

Actual to Date:

0

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

St. Louis

The Villas of St. Louis 352-70

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,230.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,230.00 Amount on Hand: \$2,230.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,440,000.00

Anticipated TOTAL Project Costs: \$26,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Tudor Building 352-91

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 1818 Washington/Tudor Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/20/2007

Plan Description:

Renovate the Tudor Building into first floor retail and second floor residential condominiums.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	75	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Tudor Building 352-91

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,033.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$1,689.00 Amount on Hand: \$1,689.00

Economic Activity Taxes:

Total received since inception: \$344.00 Amount on Hand: \$344.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,380,000.00

Anticipated TOTAL Project Costs: \$33,900,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis

Ventana Lofts 352-68

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): Jacob Development Group, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/5/2004

Plan Description:

Conversion of a 9-story building into 96 residential condominium units, commercial space and parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected:	5	Actual to Date:	5
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$42,652.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$39,152.00 Amount on Hand: \$39,152.00

Economic Activity Taxes:

Total received since inception: \$2,802.00 Amount on Hand: \$3,500.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,330,000.00

Anticipated TOTAL Project Costs: \$20,900,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Walter Knoll Florist Row

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): W.C. & D. Enterprises (Walter Knoll Florist)

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/10/2002

Plan Description:

Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail businesses. Florist Row is the center of the wholesale florist business in the city.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	76	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Walter Knoll Florist Row

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$895.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$41,266.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$172,029.00 Amount on Hand: \$895.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$3,013,650.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Warehouse of Fixtures 352-46

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): University Village Apartments, L.P.

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of seven buildings totalling 340,000sf into 200 loft apartments, commercial uses and related parking.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected:	170	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Warehouse of Fixtures 352-46

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$630,955.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$583,796.00 Amount on Hand: \$583,796.00

Economic Activity Taxes:

Total received since inception: \$47,159.00 Amount on Hand: \$47,159.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,000.00

Anticipated TOTAL Project Costs: \$53,500,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Washington East Condominiums 352-54

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): No private sector developer specified

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

Plan Description:

Redevelopment of 901, 1001-1015 Washington Avenue and 1010 Lucas Street to renovate four historic buildings to accommodate retail, office and residential condominiums with parking.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs that made development financially unfeasible in the market.

Number of New Jobs:

Projected:	64	Actual to Date:	42
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Washington East Condominiums 352-54

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$80,164.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$307,096.00 Amount on Hand: \$42,429.00

Economic Activity Taxes:

Total received since inception: \$37,735.00 Amount on Hand: \$37,735.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,300,000.00

Anticipated TOTAL Project Costs: \$54,300,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

West Town Lofts 352-71

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): K, N & C, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/9/2005

Plan Description:

Development of approximately 80 residential condominium units, three penthouse loft condos and 24,000sf of commercial space.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

The project had unusual and extraordinary costs which made redevelopment financially unfeasible in the market.

Number of New Jobs:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

West Town Lofts 352-71

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,303.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$8,303.00 Amount on Hand: \$8,303.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$18,600,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Willy's Overland Building 352-66

Contact Agency: St. Louis
Contact Phone: 314-259-3424
Developer(s): The National System, Inc.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 6/27/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willy's Overland Building (formerly known as the SJI Building) for National Systems, Inc. The total cost of the project is approximately \$12.3 million.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	200	Actual to Date:	200
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Willy's Overland Building 352-66

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,386.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$4,386.00 Amount on Hand: \$4,386.00

Economic Activity Taxes:

Total received since inception: \$175,866.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$12,300,000.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Windows Lofts 352-33

Contact Agency: St. Louis

Contact Phone: 314-259-3424

Developer(s): 1601 Washington, LLC

Senate District: 8

House District: 63

Original Date Plan/Project Approved: 7/23/2004

Plan Description:

Renovation of an existing 120,000sf building for 75,250sf commercial use and 45,150sf in 33 residential loft condominiums.

Plan/Project Status: Fully operational

Area Type: Conservation

But for Determination:

The project had unusual and extraordinary costs which made development financially unfeasible in the market.

Number of New Jobs:

Projected:	82	Actual to Date:	82
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$68,091.00 As of: 6/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$267,481.00 Amount on Hand: \$67,420.00

Economic Activity Taxes:

Total received since inception: \$97,038.00 Amount on Hand: \$671.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$15,835,160.00

Financing Method: TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis County

Lambert Airport Eastern Perimeter TIF Redevelopmen

Contact Agency: St. Louis County

Contact Phone: 314-615-3962

Developer(s): NorthPark Partners, LLC

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 7/13/2006

Plan Description:

Completion of public infrastructure improvements necessary for construction of approximately 5.6 million sf business & industrial park.

Plan/Project Status: Under construction

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	168	Actual to Date:	168
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Number of Retained Jobs:

Projected:	0	Actual to Date:	30
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St. Louis County

Lambert Airport Eastern Perimeter TIF Redevelopmen

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$411,418,290.00

Financing Method: TIF bond; TIF notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Peters

Old Town Redevelopment Area TIF

Contact Agency: St. Peters

Contact Phone: 636-477-6600

Developer(s): No private sector developer specified

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 5/23/1996

Plan Description:

Supports redevelopment of the area by use of TIF funding to increase flood protection to 500-year levels, construction of infrastructure for development of industrial sites, construction of storm water drainage and sidewalks, lighting, landscaping.

Plan/Project Status: Seeking developer

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	0	Actual to Date:	162
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Peters

Old Town Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,904,854.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$2,326,055.00 Amount on Hand: \$1,763,206.00

Economic Activity Taxes:

Total received since inception: \$2,609,450.00 Amount on Hand: \$1,141,648.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,130,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,330,000.00

Anticipated TOTAL Project Costs: \$236,100,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Peters

St. Peters Centre Redevelopment Area TIF

Contact Agency: St. Peters

Contact Phone: 636-477-6600

Developer(s): Costco Wholesale Corp; The Midland Group

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 12/29/1992

Plan Description:

Supports construction of a 124,000sf recreational facility known as the Rec-Plex, a 146,000sf Costco retail store and additional 110,000sf high-end retail and restaurants. Also includes development of Class A office spaces.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	300	Actual to Date:	1669
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Peters

St. Peters Centre Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,525,458.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$16,743,818.00 Amount on Hand: \$3,225,758.00

Economic Activity Taxes:

Total received since inception: \$16,557,292.00 Amount on Hand: \$1,299,700.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,974,642.00

Property Acquisition and Relocation Costs: \$4,074.00

Project Implementation Costs: \$117,284.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,096,000.00

Anticipated TOTAL Project Costs: \$36,771,000.00

Financing Method: General Obligation Bonds; TIF notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 4

St. Peters

St. Peters Route 370 TIF Development Plan

Contact Agency: St. Peters

Contact Phone: 636-477-6600

Developer(s): Gundaker Commercial Group, Duke Realty, Kaplan Dev

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 12/16/1999

Plan Description:

Supports creation of a new mixed-use development area that will include office/warehouse/manufacturing/dining/entertainment/hotel/conference/cultural and recreational uses.

Plan/Project Status: Starting up

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market and required significant public infrastructure investment to construct adequate capacity to support development of the area.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Peters

St. Peters Route 370 TIF Development Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$54,862.00 As of: 9/30/2008

Payments in Lieu of Taxes:

Total received since inception: \$199,778.00 Amount on Hand: \$40,296.00

Economic Activity Taxes:

Total received since inception: \$62,550.00 Amount on Hand: \$14,566.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$70,000,000.00

Anticipated TOTAL Project Costs: \$131,092,500.00

Financing Method: TIF bond; General Obligation Bonds; Other bonding

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Ste. Genevieve

Valle Springs TIF District

Contact Agency: Ste. Genevieve

Contact Phone: 573-883-5400

Developer(s): No private sector developer specified

Senate District: 20

House District: 155

Original Date Plan/Project Approved: 12/22/1992

Plan Description:

Property assembly, infrastructure construction and improvements and relocation assistance for redevelopment of a retail center and industrial/commercial park.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel assembly and/or relo cost

Number of New Jobs:

Projected:	120	Actual to Date:	406
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Ste. Genevieve

Valle Springs TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,929.00 As of: 9/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$2,145,464.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,355,582.00 Amount on Hand: \$3,929.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,129,134.00

Property Acquisition and Relocation Costs: \$2,729,000.00

Project Implementation Costs: \$83,124.00

Other: \$308,742.00

Other: \$150,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,400,000.00

Anticipated TOTAL Project Costs: \$14,534,009.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Valley Park

Valley Park Levee & Infrastructure Project

Contact Agency: Valley Park

Contact Phone: 636-530-1515

Developer(s): No private sector developer specified

Senate District: 15

House District: 93

Original Date Plan/Project Approved: 12/21/1998

Plan Description:

Construction of a 3.2 mile long levy and infrastructure project designed to protect Valley Park from a 100-year flood event on the Meramec River. Built pursuant to a cooperation agreement with the USACE.

Plan/Project Status: Fully operational

Area Type: Not specified

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Valley Park

Valley Park Levee & Infrastructure Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,246,000.00 As of: 6/30/2007

Payments in Lieu of Taxes:

Total received since inception: \$10,598,800.00 Amount on Hand: \$1,215,000.00

Economic Activity Taxes:

Total received since inception: \$310,201.00 Amount on Hand: \$31,000.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$14,366,800.00

Financing Method: Not specified

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Washington

Downtown Washington Redevelopment Plan and Project

Contact Agency: Washington
Contact Phone: 636-390-1000
Developer(s): Multiple private developers/projects
Senate District: 26
House District: 109

Original Date Plan/Project Approved: 2/20/2007

Plan Description:

Comprehensive streetscape improvements, utility repositioning, storefront façade improvements, relocation of certain industrial facilities to new sites removed from the project areas, costs of surveys, plans, specs, etc..

Plan/Project Status: Under construction

Area Type: Conservation

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development and required parcel ass'y and/or relo costs.

Number of New Jobs:

Projected:	45	Actual to Date:	0
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Number of Retained Jobs:

Projected:	95	Actual to Date:	95
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Washington

Downtown Washington Redevelopment Plan and Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/17/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,880,000.00

Property Acquisition and Relocation Costs: \$3,450,000.00

Project Implementation Costs: \$0.00

Other: \$1,118,695.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,448,695.00

Anticipated TOTAL Project Costs: \$35,537,250.00

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

West Plains

S. U.S. Hwy. 60 Corridor/Porter Wagoner Bl. R.P.

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Multiple private developers/projects

Senate District: 33

House District: 151

Original Date Plan/Project Approved: 5/19/1994

Plan Description:

Construction at various sites involving public and private retail and commercial facilities, site preparations, necessary and pertinent infrastructure construction and improvements including roadways, signalization, utilities, etc.

Plan/Project Status: Fully operational

Area Type: Blight, Conservation & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	701	Actual to Date:	695
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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West Plains

S. U.S. Hwy. 60 Corridor/Porter Wagoner Bl. R.P.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$243,752.00 As of: 3/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,614,222.49 Amount on Hand: \$246,752.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,960,385.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,960,385.00

Anticipated TOTAL Project Costs: \$3,904,249.00

Financing Method: Pay-as-you-go; Loan; Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

West Plains

South U.S. Highway 160 TIF Plan

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Multiple private developers/projects

Senate District: 33

House District: 151

Original Date Plan/Project Approved: 10/17/2005

Plan Description:

Construction of a mixed-use residential and commercial development with necessary improvements to public infrastructure in the area of the development.

Plan/Project Status: Under construction

Area Type: Blight & Economic Development

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	80	Actual to Date:	160
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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West Plains

South U.S. Highway 160 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$31,030.03 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$125,187.27 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,325,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$125,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,450,000.00

Anticipated TOTAL Project Costs: \$50,879,300.00

Financing Method: Other bonding & CID

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

West Plains

US Highway 63 Bypass

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): McCloud Developing

Senate District: 33

House District: 151

Original Date Plan/Project Approved: 11/27/2006

Plan Description:

Phase 1 to be developed for retail businesses with a national restaurant chain store, strip mall and stand alone retail store. Phase 2 provides for development of a big box retail store facility.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Unusual/extraordinary costs made project financially unfeasible in the market, required significant public infrastructure investment to remedy existing inadequate conditions and capacity to support development.

Number of New Jobs:

Projected:	70	Actual to Date:	75
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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West Plains

US Highway 63 Bypass

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2008

Payments in Lieu of Taxes:

Total received since inception: \$668.92 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,649.05 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$32,005,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22